

**PLANNING COMMISSION – May 21, 2018
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Special Use		SU18-01: Zapata	
SYNOPSIS:			
<p>The applicants purchased the property in 2013 with an existing mobile home that is 460-square feet in size, according to the Tom Green County Appraisal District. They expressed their intent to replace this deteriorating home with a new manufactured home. In March 2018, they placed a new 1,376-square foot manufactured home on the property. When they attempted to disconnect electric power from the old home to the new one, the Permits and Inspections Division referred them to the Planning Division.</p>			
LOCATION:		LEGAL DESCRIPTION:	
5333 South Gas Plant Road; generally located approximately 130 feet northwest of the intersection of Gas Plant Road and Shahan Road		Tract 8 in the Blanek Subdivision, comprising a total of 2.5 acres	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
SMD District #1 – Tommy Hiebert Glenmore Neighborhood		R&E – Ranch and Estate	I – Industrial
SIZE:			
2.5 acres			
THOROUGHFARE PLAN:			
<p>South Gas Plant Road – Urban Local Street (complied at the time of platting) Required: 50’ right-of-way, 40’ pavement or 36’ pavement with a 4-foot sidewalk Provided: 50’ right-of-way, 26’ pavement</p>			
NOTIFICATIONS:			
8 notifications mailed within 200-foot radius on May 10, 2018. Zero received in support or opposition.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the Special Use to allow for the placement of a manufactured home on a property zoned Ranch and Estate (R&E) as defined in Section 501.F of the Zoning Ordinance, subject to two conditions of approval.			
PROPERTY OWNER/PETITIONER:			
Property Owners: Bertha Zapata et. al.			
Applicant: Bertha Zapata et. al.			
STAFF CONTACT:			
Jeff Fisher, AICP Senior Planner (325) 657-4210, Extension 1550 jeff.fisher@cosatx.us			

Additional Information: As part of their Special Use request, the applicants' submitted a site plan and a Residential Appraisal Report. The Appraisal Report prepared by *Devin Albert Appraisals* on April 18, 2018, was submitted to demonstrate compliance with Section 501.F of the Zoning Ordinance requiring that the new home will be equal to or greater than the median taxable value of all single-family dwellings within 500 feet of the subject property (see attached). It is noted that the Permits and Inspections Division had found a Building Permit #0000-1608 for a new "manufactured" home (HUD home built after June 15, 1976) to replace the existing "mobile" home (built before June 15, 1976) that exists today. The existing mobile home was considered a legal non-conforming structure and State Law allowed its replacement with a new manufactured home at that time. The new home received a final inspection on March 10, 2000. The City's aerial photos show this home was erected, but was removed by 2011. The existing mobile home was never removed. With City Council's adoption of Ordinance No. 2017-09-131, which created a new Section 501.F of the Zoning Ordinance, the applicants now have another opportunity to replace the existing mobile home with a new manufactured home, this time through a Special Use option.

Manufactured Homes in the RS-1, RS-2, or R&E Zoning Districts after September 5, 2017:

Section 501(F) of the Zoning Ordinance requires that the following additional standards for manufactured homes in the RS-1, RS-2, or R&E Zoning Districts are met for any new manufactured homes after September 5, 2017, when these provisions were added to the Zoning Ordinance.

(a) Notwithstanding any previous Special Use or Special Permit approvals by Council, an applicant that seeks to place a manufactured home on a property zoned RS-1, RS-2, or R&E after September 5, 2017, shall be required to obtain Special Use approval from City Council. Properties within these districts must have had a previous mobile home or manufactured home on its premises within one year (365 days) of the date of the application for a Special Use to the Planning Director, or his designee.

The Special Use request will comply with the above standard for manufactured housing in the Ranch and Estate (R&E) Zoning District. If approved, the existing manufacturing home will be removed from the property and the new manufactured home would remain in place. The R&E Zone, and the above provision, allow only one residential dwelling to remain on the lot. As a condition of approval, the Planning Division recommends that the older 460-square foot home be removed within six (6) months of the approval of this Special Use, or before the next manufactured home receives a final occupancy, whichever comes first. This will ensure that eventually only one dwelling will remain on the lot as required by the Zoning Ordinance.

(b) All manufactured homes shall comply with city building setbacks, subdivision control, square footage, and other site requirements applicable for the applicable Zoning District and housing type.

The existing lot has 190 feet of frontage along South Gas Plant Road, a lot depth of 570 feet, and a total area of 2.5 acres, well exceeding the minimum lot frontage and depth of 150 feet by 150 feet, and minimum lot area of 1 acre for R&E lots in the Zoning Ordinance. The applicants' site plan delineates the new manufactured home is approximately 83 feet from the front property line, over 400 feet from the rear yard property line, 77 feet from the north side yard, and 11'-1" from the south side yard. The home will comply with all setbacks except for the required south side yard setback of 15 feet. As a condition of approval, the applicant will be required to submit a final site plan to the Planning Director and Building

Official that delineates a 15-foot south side yard setback in order to obtain a permit for the new home. The existing corrals, totaling approximately 1,500 square feet at the rear, appear to be pre-existing and no record of permits were found for them. The R&E zone allows such accessory structures up to 10% of the principal residential building or 10% of the site area, whichever is greater. The site is 2.5 acres in size, and therefore, these corrals are well under the maximum accessory building size in the R&E Zoning District.

(c) Any property owner or authorized agent who intends to construct, erect, install, or move a manufactured home onto a lot shall first receive Special Use approval from City Council. Once Special Use approval has been granted, an application to the Building Official shall be made to obtain the required permits.

The applicant has submitted this Special Use request in order to satisfy the above standard. In accordance with Section 209.I of the Zoning Ordinance, the applicant will be required to acquire a building permit for the new manufactured home within 12 months from the granting of the Special Use Approval.

(d) If the manufactured home is the principal single-family dwelling on a lot:

1. It shall have a value equal to or greater than the median taxable value for each single-family dwelling located within 500 feet of the outer boundaries of the lot on which the manufactured home is proposed to be located, as determined by the most recent certified tax appraisal roll for the county. For purposes of this subsection, "value" shall mean the taxable value of the manufactured home and lot after installation of the home.

The Appraisal Report assessed the taxable value of the new 1,376-square foot manufactured home which includes two-bedrooms, a living room, kitchen, and two bathrooms, and originally constructed in 2017, at \$90,000.00. The report then researched all properties within 500 feet of the subject property and discounted properties that did not have single-family dwellings. The Report found five properties within 500 feet that had single-family dwellings and determined that the median taxable value of the five properties was \$56,380.00, which was \$33,620.00 less than the taxable value of the new manufactured home on the subject property. Specifically, the median taxable value of all single-family dwellings within 500 feet was 37.4% less than the taxable value of new manufactured home, in compliance with this standard of the Zoning Ordinance. The following table is a summary of all properties within 500 feet and those with single-family dwellings that were used to provide the median taxable value:

Taxable Value of Single-Family Dwelling Properties within 500 feet

Address	Structure Type	Year Built (Tom Green County Appraisal District)	Taxable Value (Appraisal Report)
5319 Gas Plant Rd	Single-Family Dwelling	2011	\$53,730.00
5503 Gas Plant Rd	Single-Family Dwelling	1994	\$53,630.00
5238 Old Christoval Road	Single-Family Dwelling	1941	\$56,380.00 (Median)
5429 Gas Plant Rd	Single-Family Dwelling	2009	\$58,730.00
5433 Gas Plant Rd	Single-Family Dwelling	1997	\$142,690.00
5333 Gas Plant Rd	New Manufactured Home	2017	\$90,000.00(Subject Property)
5173 Gas Plant Rd	Mobile Home	1999	N/A
5301 Gas Plant Rd	Mobile Home	1999	N/A
5329 Gas Plant Rd	Mobile Home	2011	N/A

2. If no single-family dwellings exist within 500 feet of the outer boundaries of the lot, the property owner shall not be required to demonstrate comparable value.

Since the Appraisal Report determined that there were single-family residences within 500 feet of the boundaries of the lot, compatible value was required. In addition, the appraiser also examined four other comparable sales within a one-mile radius of the subject property, but outside the 500 foot radius. The results indicated a median taxable value of \$71,686.00 for these four properties, which was still 20.4% less than the taxable value of the new manufactured home of \$90,000.

3. If there are existing single-family dwellings, the Planning Director shall determine compliance with comparable value after the property owner has provided a list of the addresses and current tax valuations of all existing single-family dwellings within 500 feet of the lot on which the manufactured home will be located and a statement from the tax assessor or a competent appraiser of the taxable value that the lot and manufactured home will have after installation.

The Planning Director is satisfied with the Appraisal Report and confirms that the median taxable value of the new manufactured home on the subject property will be greater than the median taxable value for single-family dwellings located within 500 feet of the outer boundaries of the lot.

Recommendation:

Staff's recommendation is for the Planning Commission to recommend **APPROVAL** of the Special Use to allow for the placement of a manufactured home on a property zoned Ranch and Estate (R&E) as defined in Section 501.F of the Zoning Ordinance. The **following two Conditions of Approval are recommended:**

1. The existing 460-square foot manufactured home shall be removed within six (6) months of the approval of this Special Use, or before the new manufactured home receives a final occupancy, whichever comes first.
2. The applicants shall submit a final site plan to the Planning Director and Building Official which delineates a minimum 15-foot south side yard setback.

Note: In accordance with Section 209.I of the Zoning Ordinance, the applicant will be required to acquire a building permit for the new manufactured home within 12 months from the granting of the Special Use Approval.

Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Photographs
Site Plan
Appraisal Report – Comparative Value Calculations and 500' Boundary Map
Appraisal Report – Photos of New Manufactured Home
Application



Special Use Case File

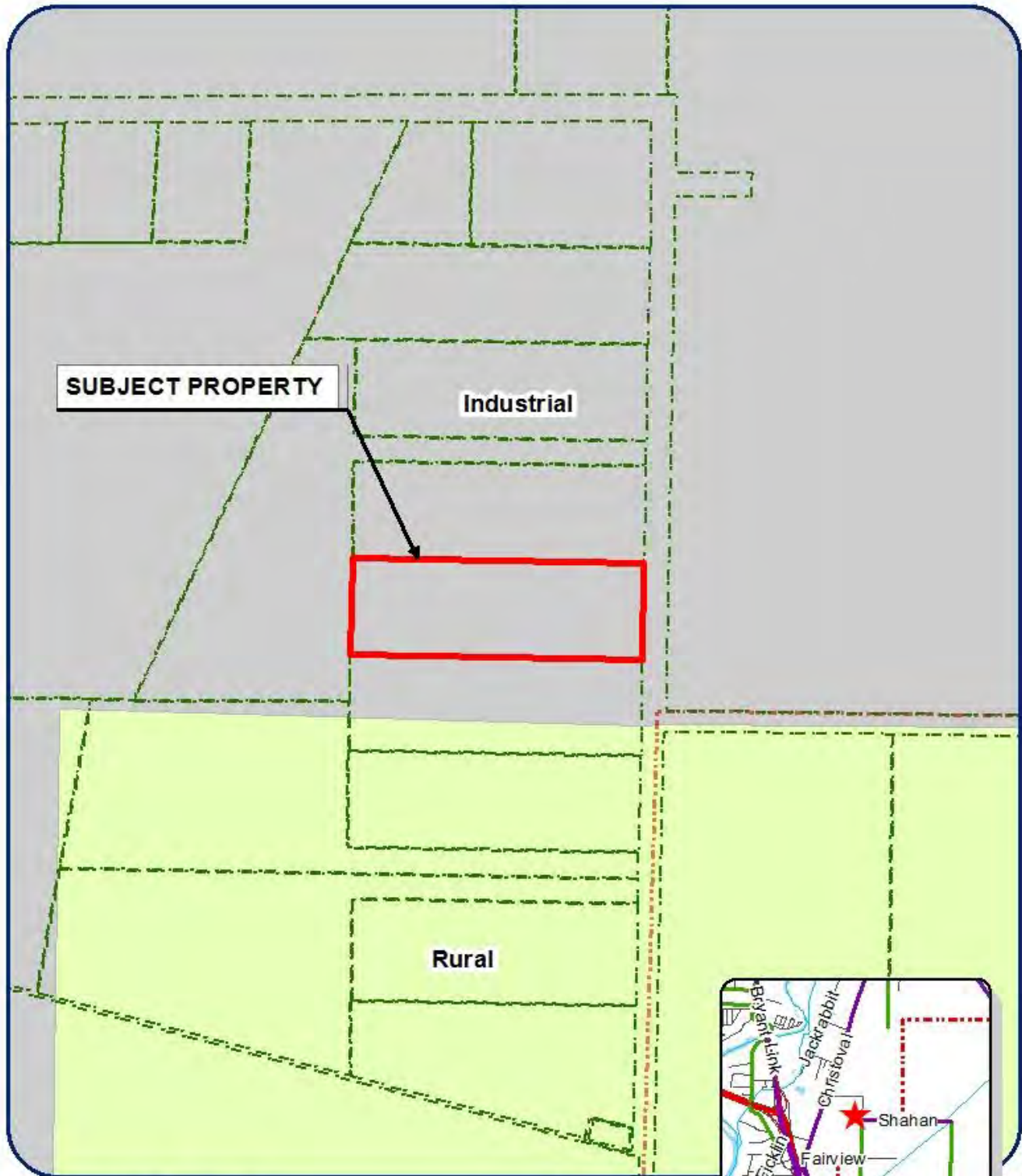
SU18-01: Zapata

Council District: Tommy Hiebert (SMD#1)
Neighborhood: Glenmore
Scale: 1" approx. = 250 ft
Subject Property: 5333 S. Gas Plant Rd.

Legend

- Subject Properties: —
- Current Zoning: R&E
- Requested Zoning Change: N/A
- Vision: Industrial





Special Use Case File

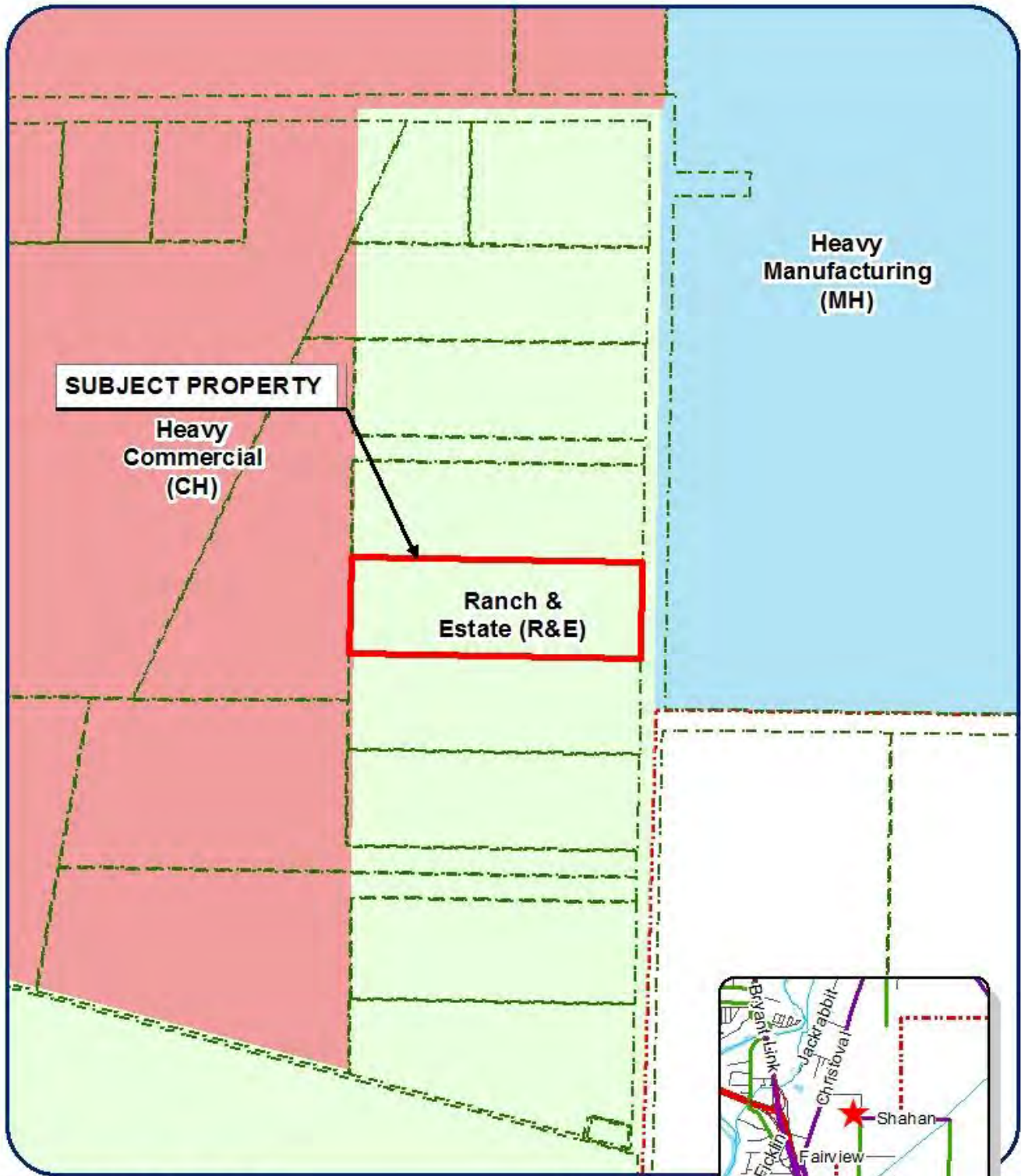
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Special Use Case File

SU18-01: Zapata

Council District: Tommy Hiebert (SMD#1)
Neighborhood: Glenmore
Scale: 1" approx. = 250 ft
Subject Property: 5333 S. Gas Plant Rd.

Legend

Subject Properties: —
Current Zoning: R&E
Requested Zoning Change: N/A
Vision: Industrial



Photos of Site and Surrounding Area

NORTH



SOUTH



EAST



WEST AT PROPERTY



**NEW MANUFACTURED HOME
(SPECIAL USE AND PERMIT REQUIRED)**



**EXISTING MOBILE HOME
(TO BE REMOVED)**



Photos of Site and Surrounding Area

5319 SOUTH GAS PLANT ROAD



5301 SOUTH GAS PLANT ROAD



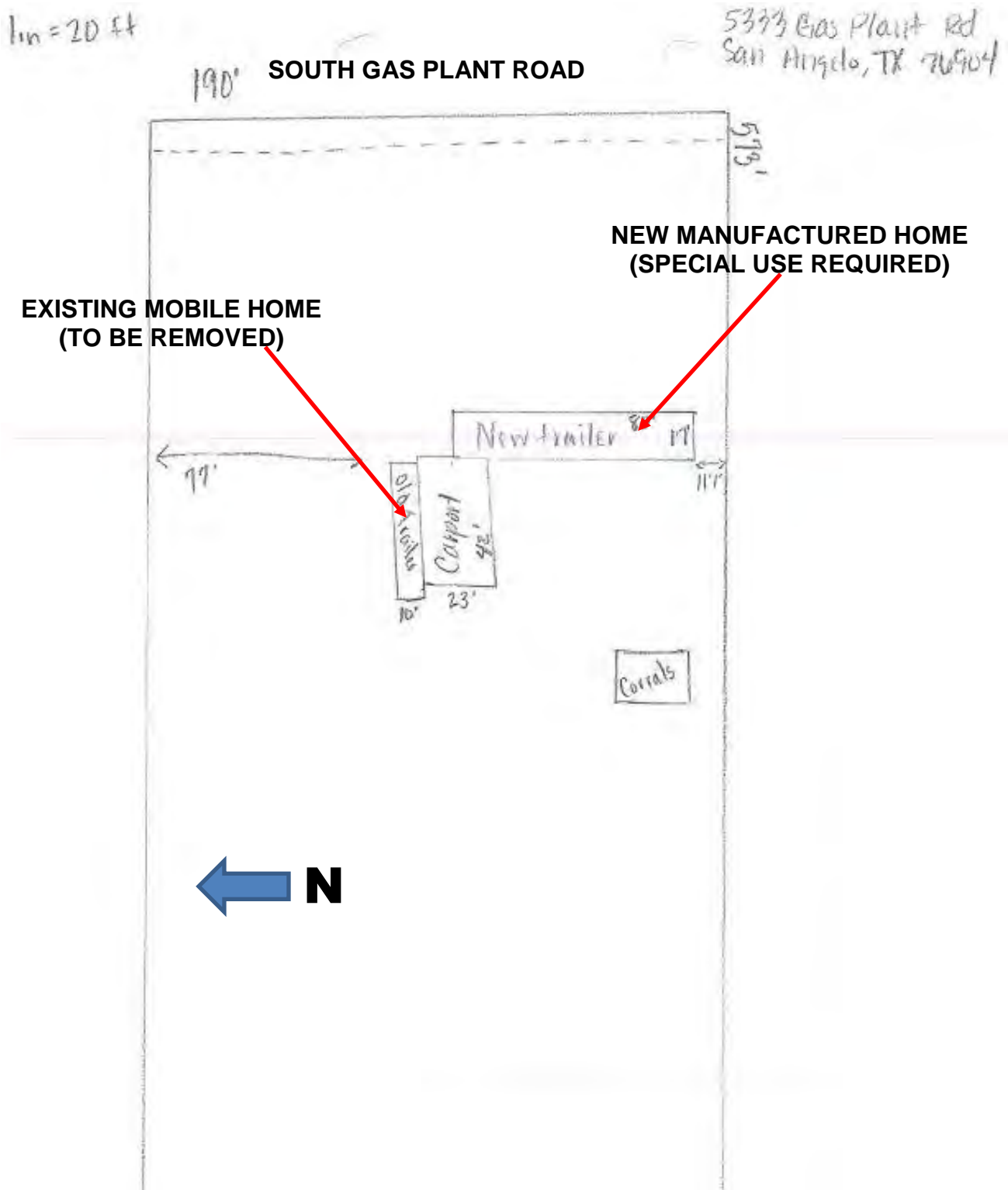
5429 SOUTH GAS PLANT ROAD



5433 SOUTH GAS PLANT ROAD



Site Plan



Appraisal Report Excerpt
Comparable Taxable Value: Single-Family Dwelling Properties within 500 feet

Devin Albert Appraisals
12224 Hidden View Dr. San Angelo, Tx 76904

5333 Gas Plant Rd
File No. 5333 Gas Plant Rd

04/18/2018

Bertha Zapata
5333 Gas Plant Rd
San Angelo, TX 76904

The following is a list of properties within close proximity to the subject property 5333 Gas Plant Rd, San Angelo, Tx 76904. The list includes the address and the Tom Green County Appraisal District assessed value of each property.

1. 5319 Gas Plant Rd., San Angelo, Tx 76904: Assessed value: \$ 53,730.00
2. 5503 Gas Plant Rd., San Angelo, Tx 76904: Assessed value: \$ 53,630.00
3. 5238 Old Christoval Rd., San Angelo, Tx 76904: Assessed value: \$ 56,380.00
4. 5429 Gas Plant Rd., San Angelo, Tx 76904: Assessed value: \$ 58,730.00
5. 5433 Gas Plant Rd., San Angelo, Tx 76904: Assessed value: \$ 142,690.00

The median assessed value is \$ 56,380.00 which is less than the subjects indicated value of \$ 90,000.00.



Appraisal Report Excerpt
Photos of New Manufactured Home

SUBJECT PROPERTY PHOTO ADDENDUM

Client: Bertha Zapata	File No.: 5333 Gas Plant Rd
Property Address: 5333 Gas Plant Rd	Case No.: 5333 Gas Plant Rd
City: San Angelo	State: TX Zip: 76904



**FRONT VIEW OF
SUBJECT PROPERTY**

Appraised Date: April 18, 2018
Appraised Value: \$ 90,000



**REAR VIEW OF
SUBJECT PROPERTY**



City of San Angelo, Texas – Planning Division
52 West College Avenue
Application for Approval of a Special Use



Section 1: Basic Information

Name of Applicant(s): Bertha Zapata, Emiliano Zapata & Bertha Rosca Zapata

Owner Representative (Affidavit Required)

Mailing Address: 3206 Old Post Rd. San Angelo TX 76904

Contact Phone Number: 325-374-5206 Contact E-mail Address: brzapata.luna@gmail.com

Subject Property Address: 5333 S Gas Plant Rd. San Angelo TX 76904

Lot Size: 2.5 acres Zoning: R+F Future Land Use designation (Comprehensive Plan): Industrial

Section 2: Site Specific Details (Use attachment if necessary)

Existing Use of Property: Existing Mobile Home

Proposed Use of Property: Replacement of Mobile Home w/ New Mobile Home

Proposed Special Use: to allow new mobile home (501F)

I understand that this Commission is required by law to make decisions based on the following criteria, and I assert that my request meets all of the required criteria based on my explanation(s) below:

Impacts Minimized. Whether and the extent to which the proposed special use creates adverse effects, including adverse visual impacts, on adjacent properties.

Explanation: Surrounding areas are residential, proposed use is residential. No adverse impact.

Consistent with Zoning Ordinance. Whether and the extent to which the proposed special use would conflict with any portion of this Zoning Ordinance, including the applicable zoning district intent statement.

Explanation: Section 501F of zoning ordinance allows special use option on my property which has existing mobile home and to allow it to be replaced by a new mobile home.

Compatible with Surrounding Area. Whether and the extent to which the proposed special use is compatible with the existing and anticipated uses surrounding the subject land.

Explanation: Surrounded by other mobile homes in the area.

Effective January 3, 2017

Section 2 continued: Site Specific Details

Effect on Natural Environment. Whether and the extent to which the proposed special use would result in significant adverse impacts on the natural environment, including but not limited to, adverse impacts on water and air quality, noise, storm-water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.

Explanation: N/A

Community Need. Whether and the extent to which the proposed special use addresses a demonstrated community need.

Explanation: Existing home is deteriorating, new mobile home will replace it. New mobile home is also higher in value.

Development Patterns. Whether and the extent to which the proposed special use would result in a logical and orderly pattern of urban development in the community.

Explanation: Existing lot is platted, no changes to property

Section 3: Applicant(s) Acknowledgement

Please initial the following:

- If approved, a Special Use is applied to the property, not the property owner.
- The Planning Commission makes recommendations on Special Use requests, City Council has final approval.
- Approval of this Special Use request does not constitute approval of permits, site plans, or other processes that require separate approval.
- If a permit is not sought within one year of the approval date of this Special Use, it will expire and requires another application.

I/We the undersigned acknowledge that the information provided above is true and correct.

Beth Zapata
 Signature of licensee or authorized representative

4-20-18
 Date

Beth Zapata
 Printed name of licensee or authorized representative

Beth Zapata
 Name of business/Entity of representative

FOR OFFICE USE ONLY:

Case No.: SU 18-01 Date of application: 4,23,2018
 Planning Commission Date: 5,21,18 City Council Date: 6,19,2018
 Nonrefundable application fee: \$ 225.00 Receipt #: 284677 Date paid: 4,23,2018
 Reviewed/Accepted by: J. Fisher Date: 4,23,2018

**PLANNING COMMISSION – April 16, 2018
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Conditional Use		CU18-09: COSA – Animal Shelter	
SYNOPSIS:			
<p>This is an application for a Conditional Use to allow for an Animal Kennel in the Light Manufacturing (ML) Zoning District. The City’s Animal Shelter has been in operation at this address since the late 1990s. Recently, a donation of a modular building has been given to PAWS, which operates out of the Animal Shelter. This donation will allow PAWS to have their own building in which to conduct animal adoptions. In order for the placement of the modular building to be completed, the Animal Shelter must first bring their land use into compliance by means of a Conditional Use.</p>			
LOCATION:		LEGAL DESCRIPTION:	
3142 US Hwy 67 North, generally located 500 feet northeast of the intersection of US Hwy 67 North and Paulann Boulevard		Being 7.85 acres in the City Business Park, Lot 1	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #4 – Lucy Gonzales Paulann Neighborhood	Light Manufacturing (ML)	Campus/Institutional	7.85 acres
THOROUGHFARE PLAN:			
<p>US Hwy 67 North –Urban Major Arterial, Required 80’ min. ROW, 64’ min. pavement. Actual 325’ ROW, 85’ pavement. TxDOT Road.</p>			
NOTIFICATIONS:			
<p>Two (2) notifications were mailed on May 4, 2018, to property owners with 200 feet. Staff has received zero responses in favor and zero responses in opposition.</p>			
STAFF RECOMMENDATION:			
<p>Staff recommends APPROVAL of the proposed Conditional Use to allow for an Animal Kennel in the Light Manufacturing (ML) Zoning District, subject to one Condition of Approval.</p>			
PROPERTY OWNER/PETITIONER:			
<p><i>Property Owner(s):</i> COSA</p>			
STAFF CONTACT:			
<p>Kristina Heredia Staff Planner (325) 657-4210, Extension 1546 kristina.heredia@cosatx.us</p>			

Conditional Uses: Section 208(F) of the Zoning Ordinance requires that the Planning Commission and City Council consider, at minimum, six (6) factors in determining the appropriateness of any Conditional Use request.

1. **Impacts Minimized.** **Whether and the extent to which the proposed conditional use creates adverse effects, including adverse visual impacts, on adjacent properties.** The property has been utilized as the City's Animal Shelter since the late 1990s. The use is already in effect, and the addition of one additional building does not appear to cause any adverse impacts. The site currently has a FAR ratio of approximately .05, and buildings that are zoned Light Manufacturing (ML) are allowed a FAR of 2.0.
2. **Consistent with Zoning Ordinance.** **Whether and the extent to which the proposed conditional use would conflict with any portion of this Zoning Ordinance.** The Zoning Ordinance requires a Conditional Use be established for all Animal Kennels within the City limits. Since this land use was in place before the current Zoning Ordinance, the Animal Shelter is considered a Legal Non-Conforming use. Because the shelter is expanding they are required to acquire a Conditional Use to be consistent with the Zoning Ordinance and avoid having to seek an Expansion of a Non-Conforming Use approval with every future change they desire.
3. **Compatible with Surrounding Area.** **Whether and the extent to which the proposed conditional use is compatible with existing and anticipated uses surrounding the subject property.** There is only one adjacent property owner outside of the City itself: the Tom Green County 4-H Center. The 4-H Center is directly north of the Animal Shelter. The City's Fire Training Center is immediately behind the Animal Shelter to the east. All westward property is vacant and also owned by the City. Since the area is low-density, there appears to be little threat concerning any noise from barking dogs affecting nearby property owners.
4. **Effect on Natural Environment.** **Whether and the extent to which the proposed conditional use would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.** There may be temporary environmental effects as the modular building is placed and paved parking for the building. The current paved parking ends in front of the shelter and will need to be extended to the south to the location of the new modular building. However, due to the undeveloped nature of the area, there does not appear to be any adverse impacts to the surrounding properties during this construction period.
5. **Community Need.** **Whether and the extent to which the proposed conditional use addresses a demonstrated community need.** The Animal Shelter is well established within the City and provides a demonstrable need to many residents and homeless animals. The addition of the adoption center will allow the relationship between the Animal Shelter and PAWS to strengthen, as each entity can focus on the different services they provide for.

6. **Development Patterns.** *Whether and the extent to which the proposed conditional use would result in a logical and orderly pattern of urban development in the community.* The City owns the surrounding property, except the northern property owned by Tom Green County. Any development that would occur would be secondary to the existing uses and compatible with an Animal Kennel, as there is no anticipated residential growth scheduled for those immediate areas.

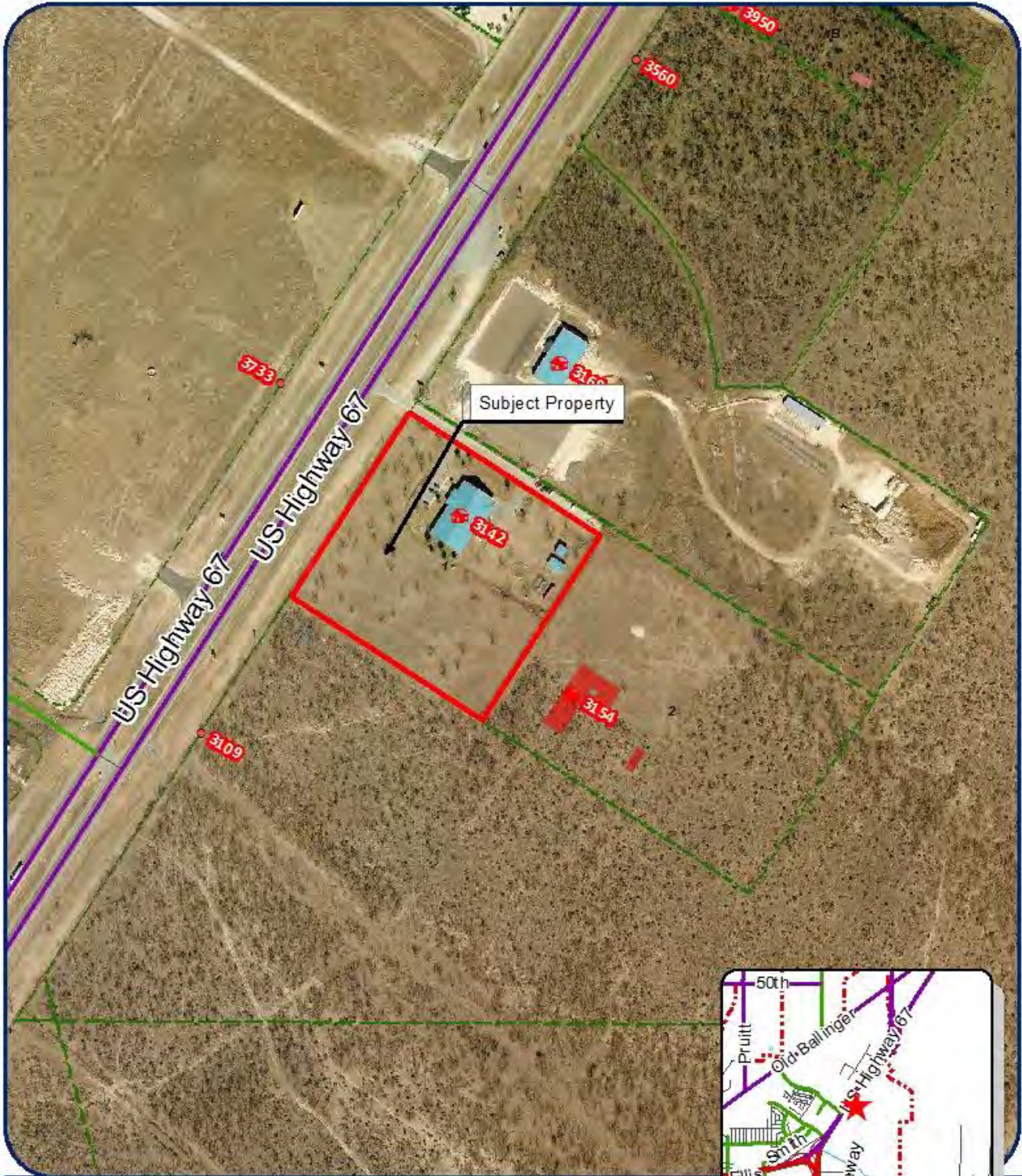
Recommendation:

Staff's recommendation is for the Planning Commission to approve a Conditional Use to allow for an Animal Kennel in the Light Manufacturing (ML) Zoning District, **subject to the following one Condition of Approval:**

1. The applicant shall obtain building permits from the Permits and Inspections Division, as needed.

Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Thoroughfare Map
Notification Map
Site Plan
Photographs



Aerial Map

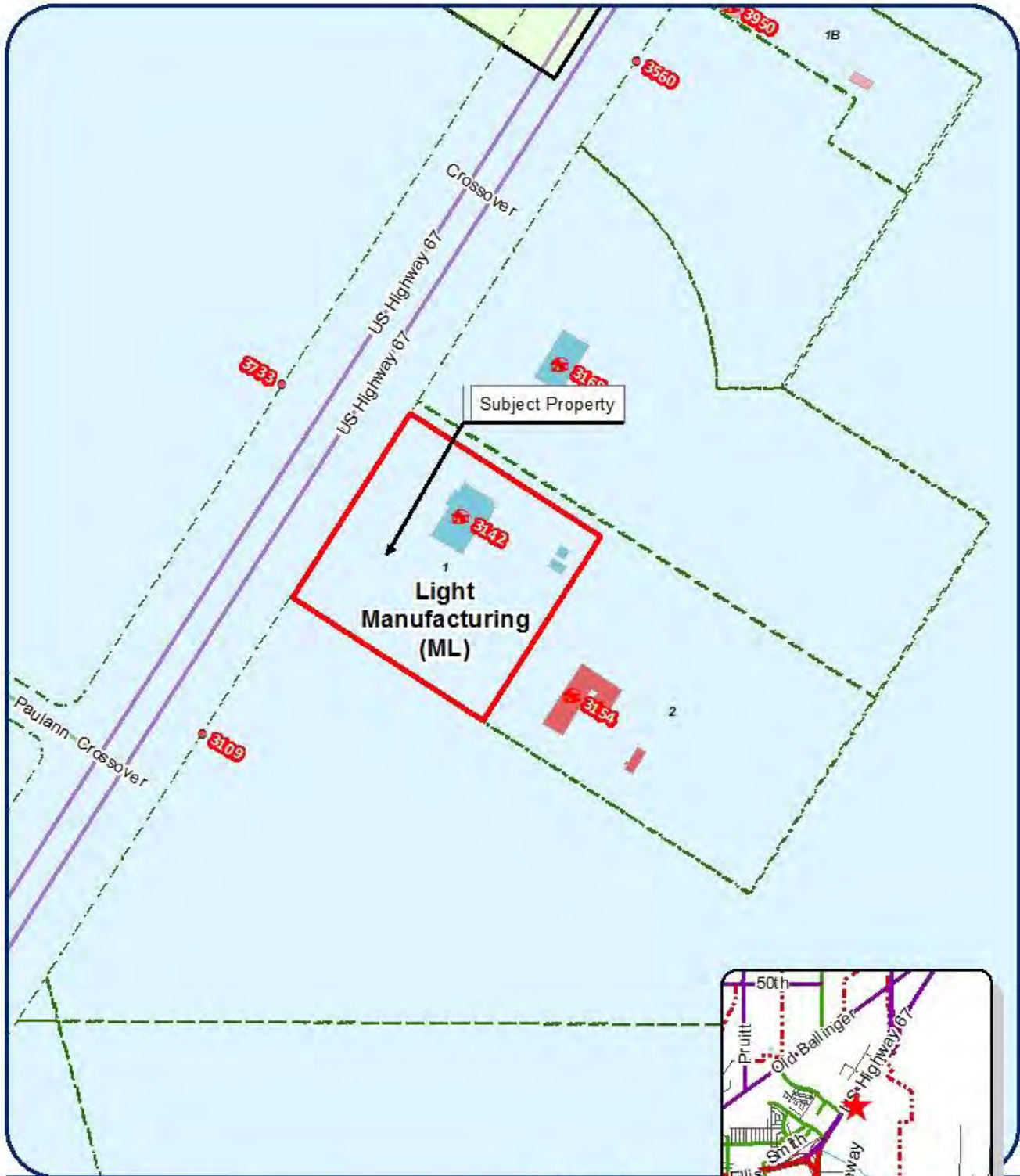
Case CU18-09: COSA

Council District: Lucy Gonzales
Neighborhood: Paulann
Blackshe approx. = 333 ft

Legend

Subject Properties: 
Current Zoning: **ML**
Requested Zoning Change: **N/A**
Vision: **Campus/Institutional**





Zoning Map

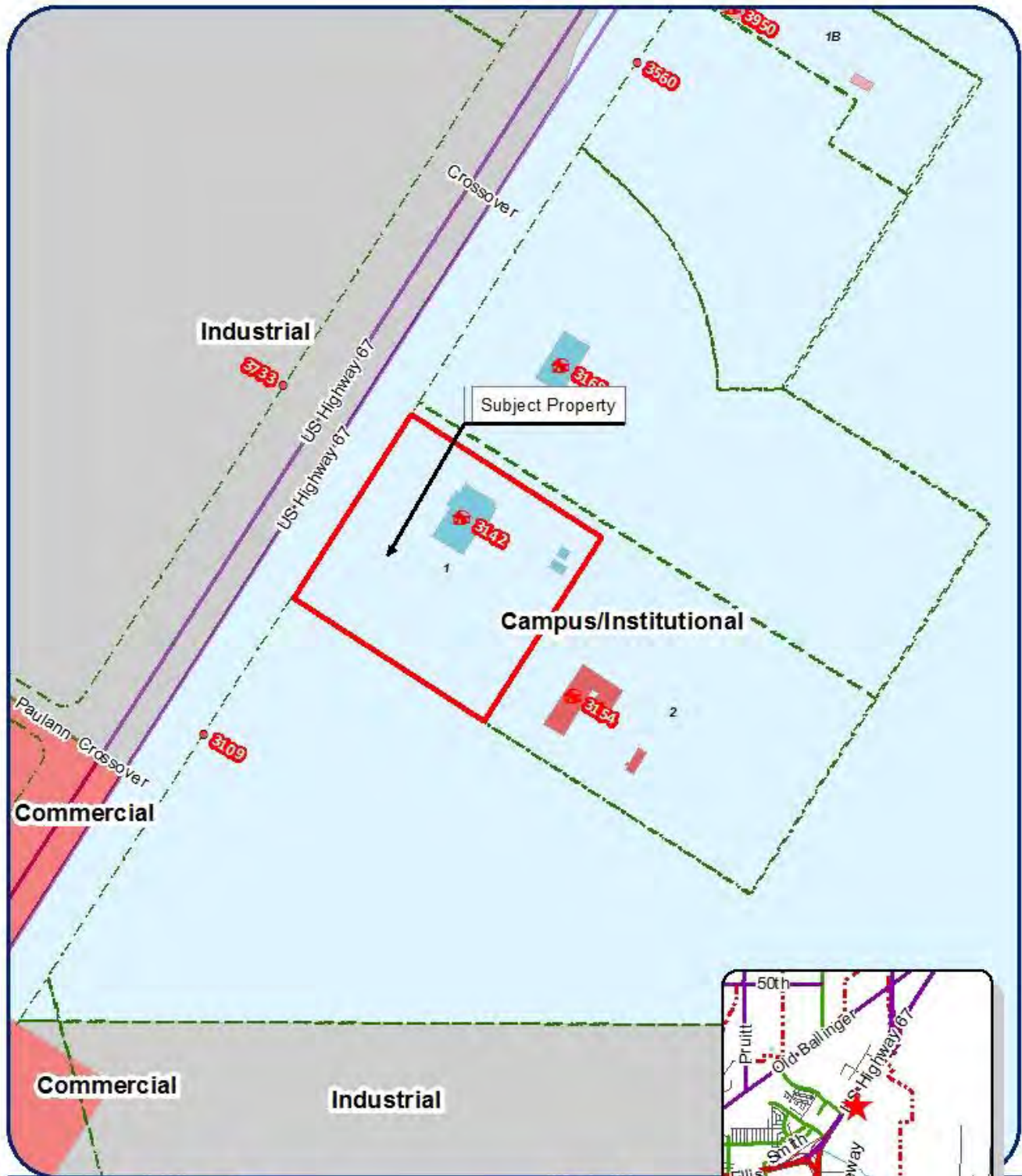
Case CU18-09: COSA

Council District: Lucy Gonzales
Neighborhood: Paulann
Blacksite approx. = 333 ft

Legend

- Subject Properties: —
- Current Zoning: **ML**
- Requested Zoning Change: **N/A**
- Vision: **Campus/Institutional**



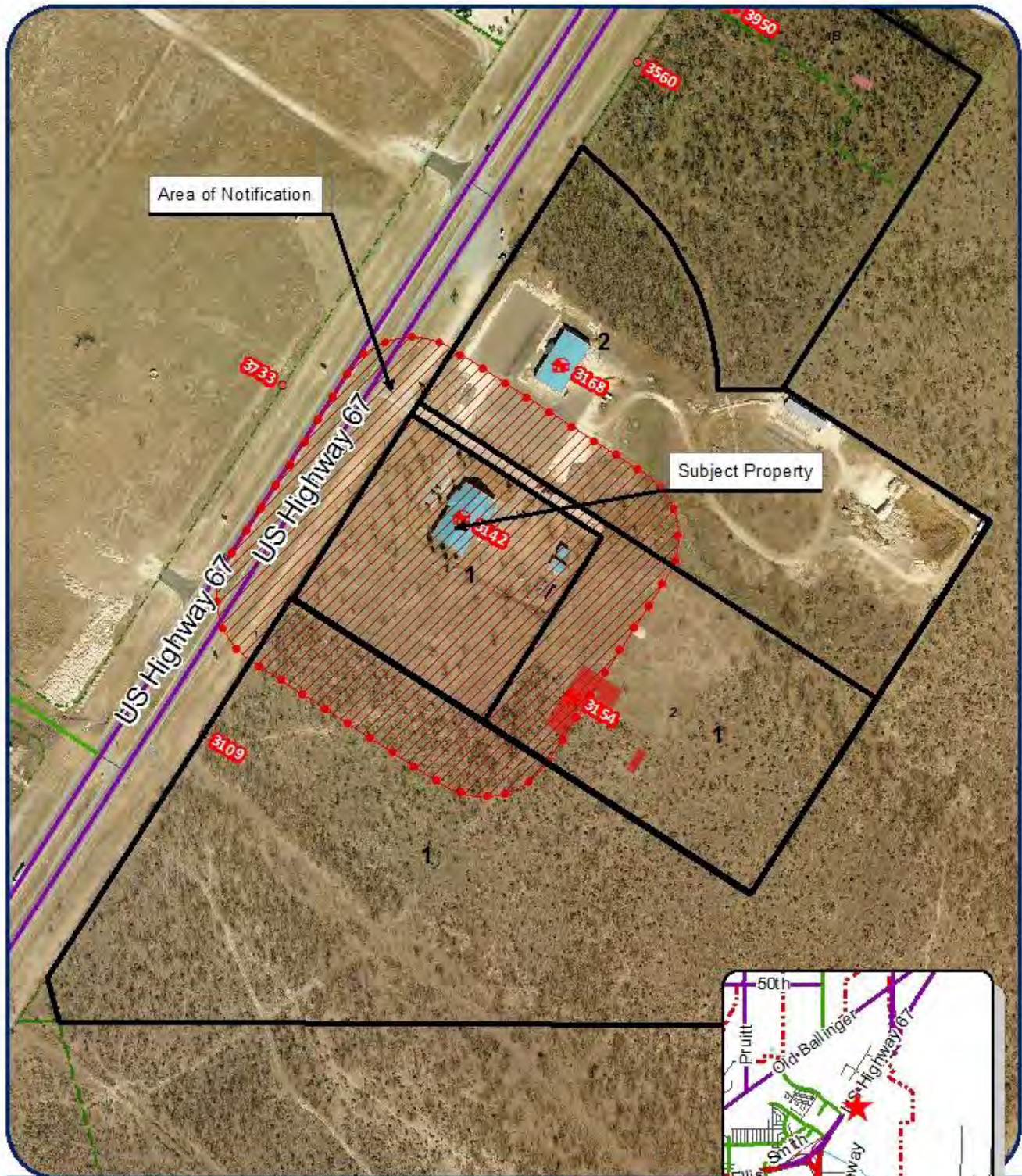


Future Land Use Map
Case CU18-09: COSA

Council District: Lucy Gonzales
 Neighborhood: Paulann
 Blacksfield approx. = 333 ft

Legend
 Subject Properties: —
 Current Zoning: ML
 Requested Zoning Change: N/A
 Vision: Campus/Institutional





Notification Map

Case CU18-09: COSA

Council District: Lucy Gonzales
Neighborhood: Paulann
Blacksite approx. = 333 ft

Legend

- Subject Properties: —
- Current Zoning: **ML**
- Requested Zoning Change: **N/A**
- Vision: **Campus/Institutional**



SITE PHOTOS

Front of Animal Shelter, Facing East



Adjacent 4-H Center to the North



Parking lot of Animal Shelter, End of Pavement Shown-Facing NE



Same View-Facing SE
(The pavement will have to be extended to the location of the modular)



Undeveloped Area where Modular will be Placed-Facing SE




Same Area-Facing South



**PLANNING COMMISSION – May 21, 2018
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Conditional Use		CU18-10: AEP	
SYNOPSIS:			
A request for approval of a Conditional Use to allow for construction of a telecommunications tower and related facilities in the Ranch & Estate (R&E) Zoning District on the subject property. The property is currently being used for a power substation, and the applicant would like add a telecommunications tower for correspondence during emergency situations. A telecommunications tower is only permissible in the R&E Zoning District with a Conditional Use.			
LOCATION:		LEGAL DESCRIPTION:	
2175 Red Bluff Road		Being 11.213 acres out of the C Dammann Survey, Abstract A-0141 S-0180, Tom Green County, Texas	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD #1 – Tommy Hiebert Nasworthy Neighborhood	R&E – Ranch & Estate	Transitional	11.213 Acres
THOROUGHFARE PLAN:			
<u>Red Bluff Road</u> – Rural Minor Collector Street, 60’ ROW required (90’ Existing), 30’ pavement required (28’ Provided)			
NOTIFICATIONS:			
5 notifications were mailed within a 200-foot radius on May 2, 2018. Zero response has been received in support and Zero in opposition.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the proposed Conditional Use to allow for construction of a telecommunications tower and related facilities in the Ranch & Estate (R&E) Zoning District on the subject property, subject to the four Conditions of Approval.			
PETITIONERS:			
<u>Property Owner:</u> AEP Texas, Inc			
<u>Representative:</u> Lilia Burns, Burns Telecommunications Services, LLC			
STAFF CONTACT:			
Hillary Bueker, RLA Senior Planner (325) 657-4210, Extension 1547 hillary.bueker@cosatx.us			

Conditional Use: Section 208(F) of the Zoning Ordinance requires that the Planning Commission consider six (6) factors in determining the appropriateness of any Conditional Use request.

1. **Impacts Minimized.** **Whether and the extent to which the proposed conditional use creates adverse effects, including adverse visual impacts, on adjacent properties.** According to the submitted site plan, the 120-foot-high telecommunications tower will be situated in accordance with minimum guidelines set forth in Section 424 of the Zoning Ordinance. Also, this property is currently bordered by commercial development so there appears to be little impact to the adjacent properties.
2. **Consistent with Zoning Ordinance.** **Whether and the extent to which the proposed conditional use would conflict with any portion of this Zoning Ordinance, including the applicable zoning district intent statement.** The nature of the request appears to be consistent with relevant aspects of the Zoning Ordinance. The proposed telecommunications tower is allowed in the R&E Zoning District with a Conditional Use on the subject property, subject to compliance with minimum criteria for approval. No variances are being sought with this request, so all minimum standards will be met by the applicant.
3. **Compatible with Surrounding Area.** **Whether and the extent to which the proposed conditional use is compatible with existing and anticipated uses surrounding the subject land.** The subject property and surrounding properties are zoned R&E and Neighborhood Commercial (CN). This area is predominately undeveloped with commercial development to the northeast and the telecommunications tower will likely be compatible with the existing surrounding commercial property uses.
4. **Effect on Natural Environment.** **Whether and the extent to which the proposed conditional use would result in significant adverse impacts on the natural environment, including but not limited to, adverse impacts on water and air quality, noise, stormwater management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.** There appear to be no anticipated negative effects on the natural environment from these actions. Land use would continue in the same manner, and intensity, as already exist on the adjacent properties.
5. **Community Need.** **Whether and the extent to which the proposed conditional use addresses a demonstrated community need.** Telecommunication towers are needed to provide services for a growing population and demand, as a result, there may be a demonstrated community need for addition telecommunication towers. This installation will allow for expanded and improved wireless coverage for AEP services especially for emergency situations.
6. **Development Patterns.** **Whether and the extent to which the proposed conditional use would result in a logical and orderly pattern of urban development in the community.** It appears that the proposed Conditional Use would result in a logical and orderly pattern of development. The subject property is zoned R&E and is surrounded by other R&E and CN zoning. Since the area is mostly undeveloped or commercial, the placement of a cell tower may be appropriate for this area.

Recommendation:

Staff recommends that the Planning Commission **APPROVE** a Conditional Use to allow for construction of a telecommunications tower and related facilities in the Ranch & Estate (R&E) Zoning District, **subject to the following four Conditions of Approval:**

1. The applicant shall work with the Permits and Inspections Division to ensure the telecommunications tower and related facilities meet the requirements for a building permit.
2. No more than one telecommunication transmission tower shall be permitted on this subject property. The tower shall not exceed a height of 120 feet, including any apparatus attached to the tower itself.
3. The proposed telecommunication facility shall comply with all applicable standards set forth in Section 424 of the Zoning Ordinance.
4. The Petitioner shall indicate the final latitudinal and longitudinal coordinates related to the set placement of the telecommunication tower on the Building Permit for GIS tracking purposes.


Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Application
Site Plans
Photos of the Site
Notification Map

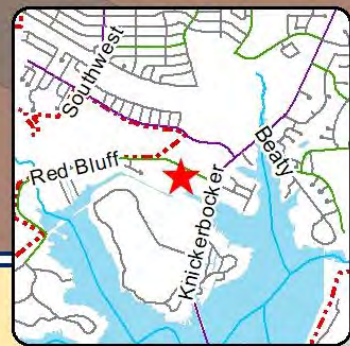
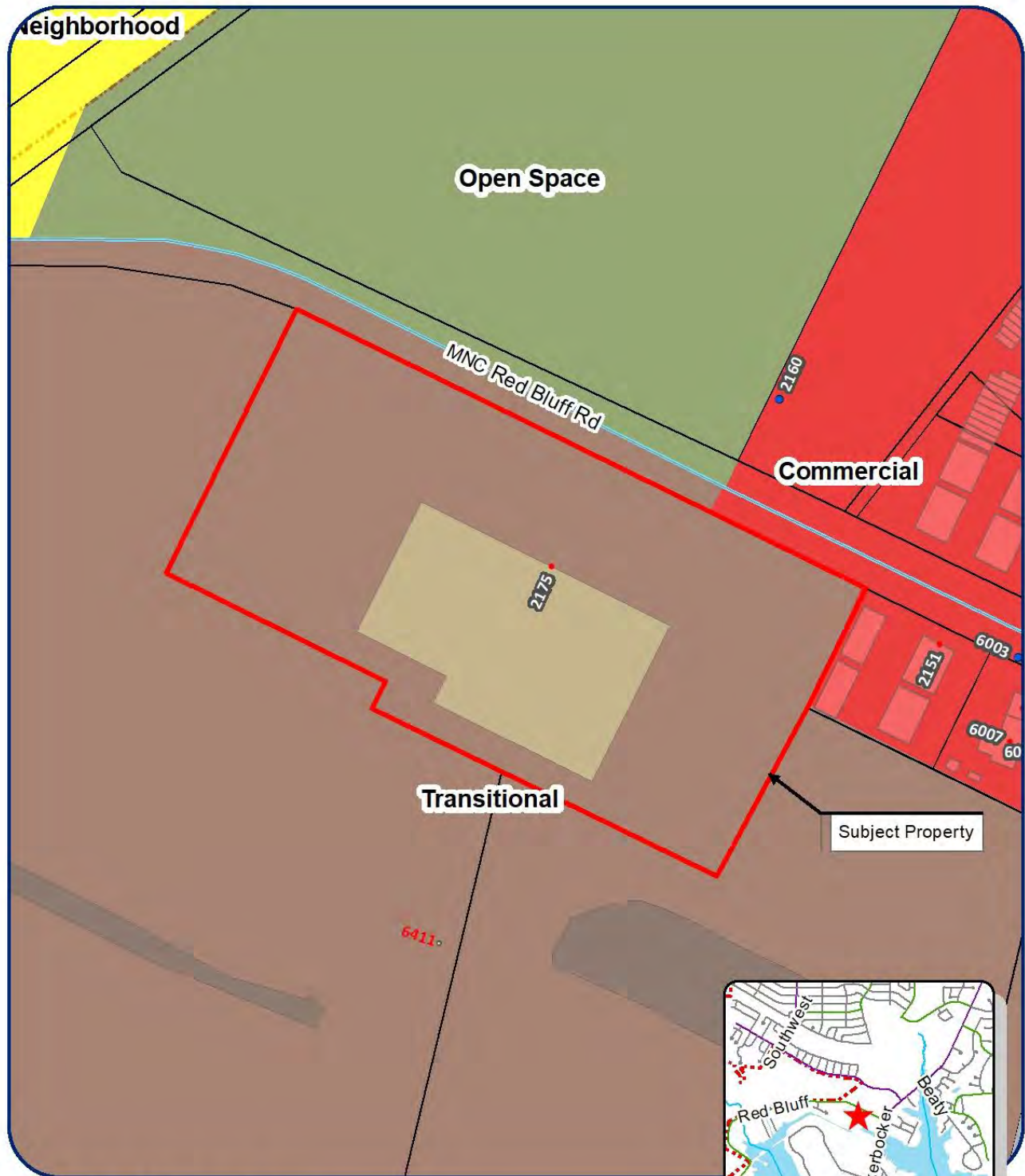


CU18-10: AEP Texas, Inc.
2175 Red Bluff Road

Council District: SMD #1 - Tommy Hiebert
Neighborhood: Nasworthy
Scale: 1" approx. = 200 ft

Legend
Subject Properties: 
Current Zoning: **R & E**
Requested Zoning Change: **N/A**
Vision: **Transitional**



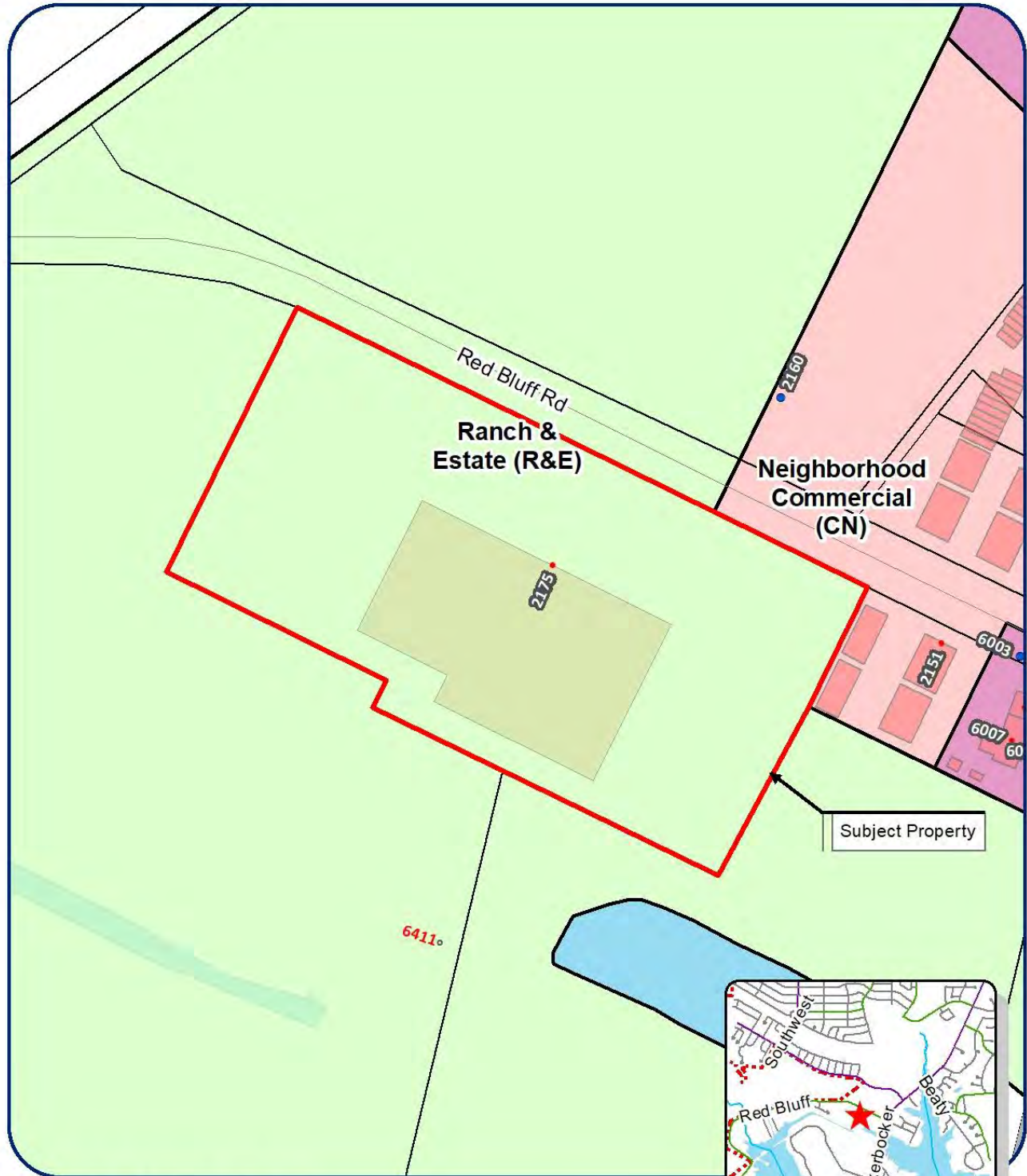


CU18-10: AEP Texas, Inc.
2175 Red Bluff Road

Council District: SMD #1 - Tommy Hiebert
Neighborhood: Nasworthy
Scale: 1" approx. = 200 ft

Legend
Subject Properties: —
Current Zoning: **R & E**
Requested Zoning Change: **N/A**
Vision: **Transitional**





CU18-10: AEP Texas, Inc.
2175 Red Bluff Road

Council District: SMD #1 - Tommy Hiebert
Neighborhood: Nasworthy
Scale: 1" approx. = 200 ft

Legend
Subject Properties: —
Current Zoning: **R & E**
Requested Zoning Change: **N/A**
Vision: **Transitional**



Effective January 3, 2017

Section 2 continued: Site Specific Details

Community Need. Whether and the extent to which the proposed conditional use addresses a demonstrated community need.

Explanation: This tower is used to monitor substation, and for enhanced response times and communication in emergency situations.

Development Patterns. Whether and the extent to which the proposed conditional use would result in a logical and orderly pattern of urban development in the community.

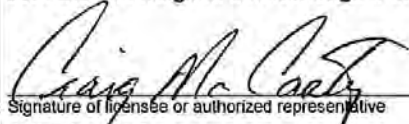
Explanation: This is a replacement. There is an existing substation and tower on the property owned by AEP Texas Inc

Section 3: Applicant(s) Acknowledgement

Please initial the following:

- If approved, a Conditional Use is applied to the property, not the property owner.
- The Planning Commission makes the final decision on Conditional Use requests; appeals may be directed to City Council
- Approval of this Conditional Use request does not constitute approval of permits, site plans, or other processes that require separate approval.
- If a permit is not sought within one year of the approval date of this Conditional Use, it will expire and requires another application.

I/We the undersigned acknowledge that the information provided above is true and correct.


Signature of licensee or authorized representative

4/5/18
Date

Lila Lee Burns
Printed name of licensee or authorized representative

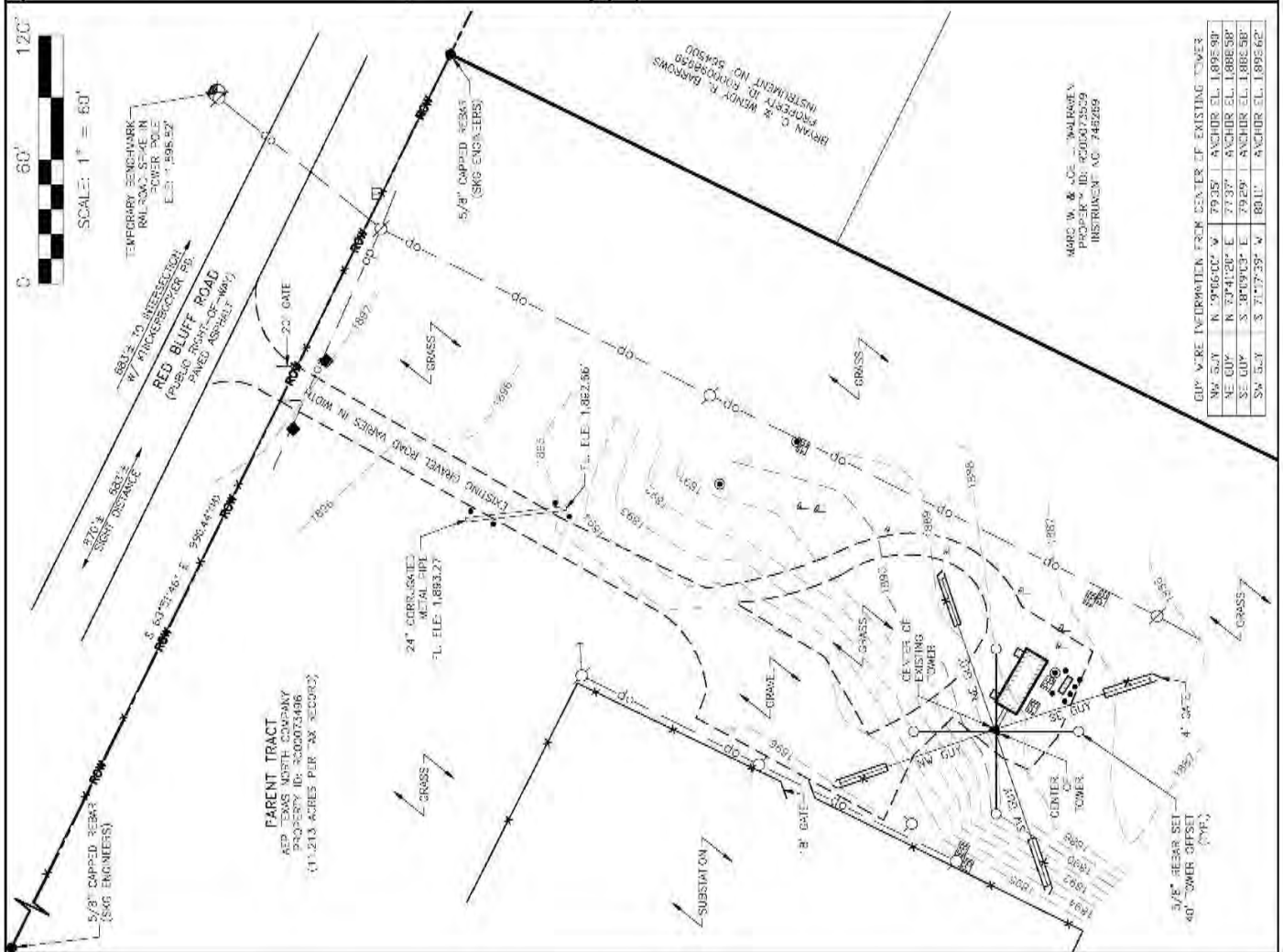
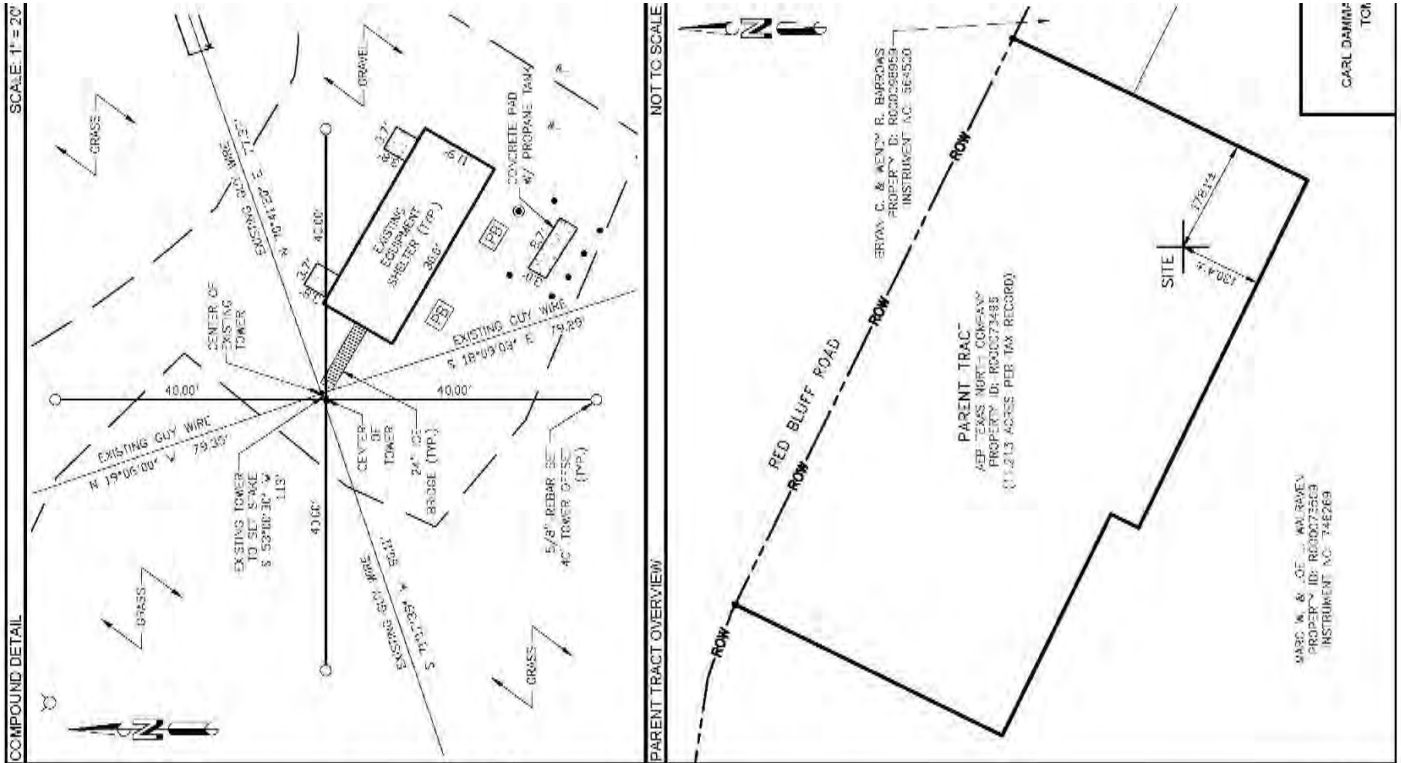
Burns Telecommunication Services, LLC, Consultant AEP Texas Inc.
Name of business/Entity of representative

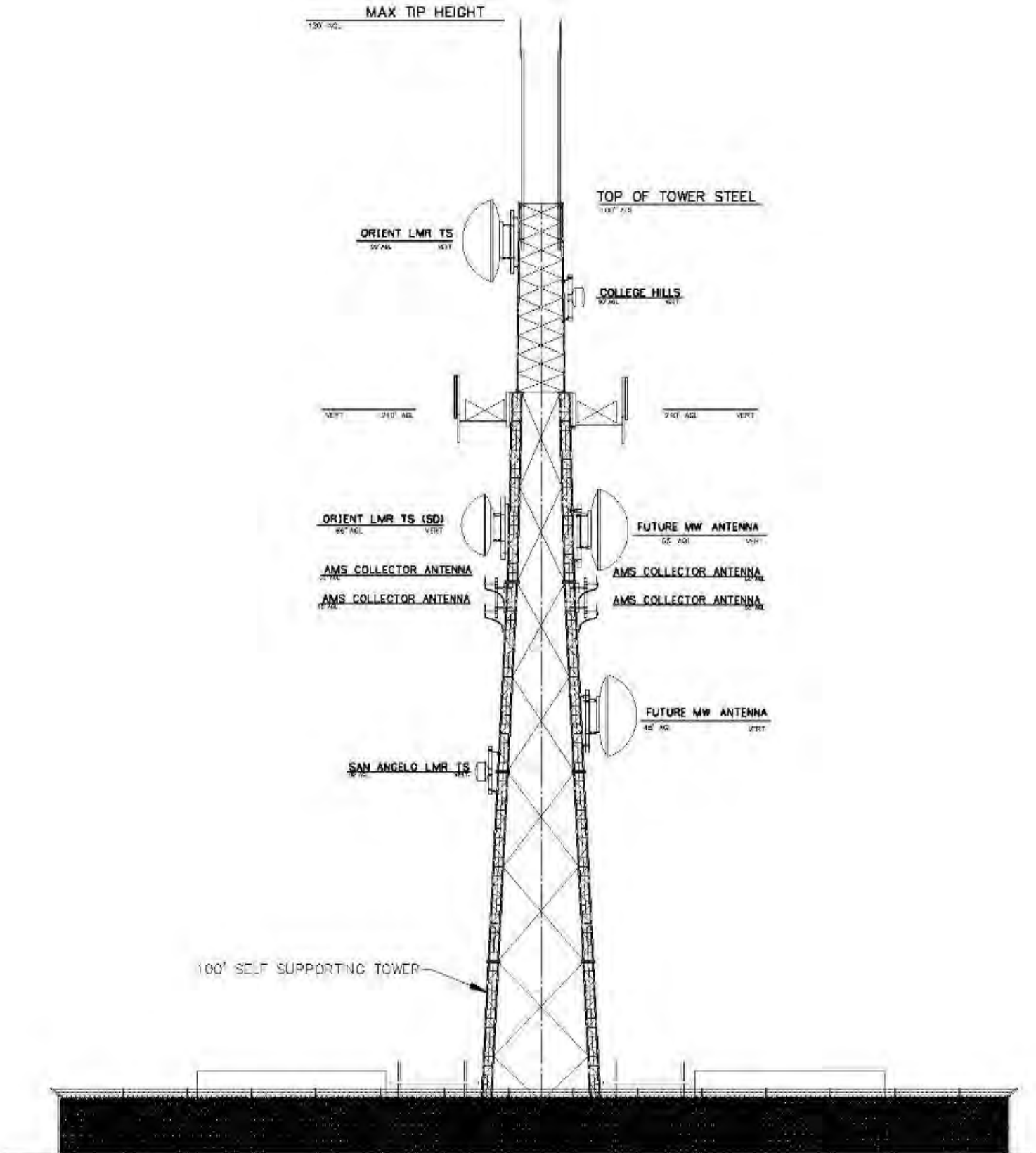
FOR OFFICE USE ONLY:

Case No.: CU: _____ Planning Commission date: ____/____/____

Nonrefundable application Fee: \$ _____ Receipt #: _____ Date paid: ____/____/____

Reviewed/Accepted by: _____ Date: ____/____/____

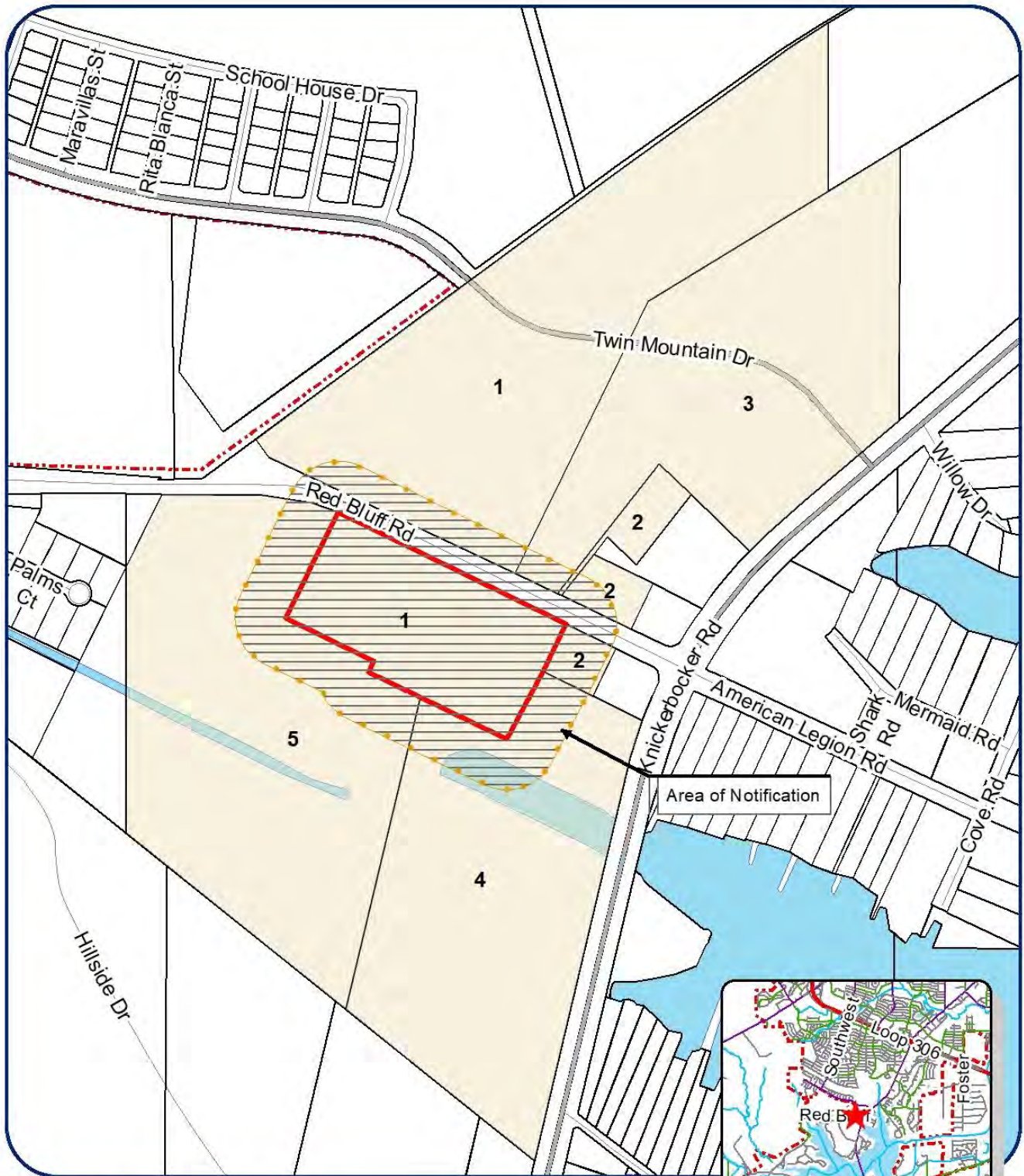




Photos of the Site







CU18-10: AEP Texas, Inc.
2175 Red Bluff Road

Council District: SMD #1 - Tommy Hiebert
 Neighborhood: Nasworthy
 Scale: 1" approx. = 500 ft

Legend

- Subject Properties: —
- Current Zoning: **R & E**
- Requested Zoning Change: **N/A**
- Vision: **Transitional**



MEMO



Meeting

Date: May 21, 2018

To: Planning Commission

From: Jon C. James, AICP
Director

Request: Public hearing and consideration of an amendment to the Zoning Ordinance for the following: 1) Rezoning various portions of the City as overlay zoning districts: River Corridor District, Downtown District, and Cultural District with associated maps; 2) Creation of these districts with associated policies that identify the purpose of each district, establishing their applicability, and stating procedures for their review; and 3) revising and consolidating portions of Section 308 and Section 211 "Historic Overlay Zone"

Summary:

April 16, 2018, Planning Commission:

The Planning Commission recommended approval of the following:

- 1. Creation of three new proposed Overlay Districts – a revised River Corridor area, a new Downtown Overlay District, and a new Cultural Overlay District with associated maps.** The purpose of this section is to create new district overlays and boundaries that are representative of current development patterns. This included separating what is now the River Corridor into separate districts, including the commercial and historic core into a "downtown" district, the museums, Fort Concho, and surrounding areas into a "cultural" district, and the properties adjacent and visible from the river into a new "river corridor" district.
- 2. Revising the application process and the creation of new development standards.** This amendment establishes a new application process and standards for improvements within the three new districts.
- 3. Repeal of Article 12.06 "River Corridor Development" of the San Angelo City Code of Ordinances; and repeal of the "Old Town Historic District" (Z10-14).** Article 12.06 is no longer required as it being replaced with the new overlay zoning districts in the Zoning Ordinance. The Old Town District is no longer required because properties within this area will become part of either the new Cultural District or River Corridor District.

Proposed changes:

- 1. Rezoning various portions of the City as overlay zoning districts: River Corridor District, Downtown District, and Cultural District with associated maps.** The proposed rezoning would rezone various portions of the City into three distinct overlays that correspond with the unique characteristics of each district. The underlying zoning of the properties (e.g. Central Business District, General Commercial, Single-Family Residential) would continue to apply. The overlay districts would apply additional standards on top of the underlying zoning requirements.
- 2. Creating three new district overlay zones as separate sections with associated maps, a new Section 309 “River Corridor District Overlay Zone,” Section 310 “Downtown District Overlay Zone,” and Section 311 “Cultural District Overlay Zone.”** The purpose of this revision is to recognize the three new districts as separate entities which will eventually have their own design standards. This includes identifying the purpose of each district, establishing their applicability, and identifying procedures for their review. Meanwhile, new construction and improvements that require design approval will follow the new standards and procedures as outlined in Section 212 (see below).
- 3. Revising the existing standards for Section 211 “Historic Overlay Zone” and Section 308 “HO - Historic Overlay Zone” of the Zoning Ordinance to clarify the process for when a Certificate of Appropriateness is required for development on properties in historic districts or containing historic landmarks.** These revised standards include the removal of duplicate portions of Section 308 into Section 211 and clarification of language.

The comprehensive set of changes, which includes what was approved at the April 16 Meeting, can be found at the end of this report.

Design and Historic Review Commission Review:

The proposed changes were discussed at the Design and Historic Review Commission (DHRC) meetings of January 11, February 15, and March 15 of 2018. The DHRC accepted most of the Planning Division’s recommendations, but requested that all construction be reviewed by the DHRC, even if under 1,200 square feet which is the current standard. They also recommended that all signs under 50 square feet may be administratively approved by the Planning Director whereas the current ordinance requires all lit signs to be approved by the DHRC. Finally, they recommended that the section on encroachments be written more generally to avoid confusion or future changes in policy. On March 15, 2018, by a unanimous vote of 5-0, the Commission voted to accept the proposed final changes. The Planning Division now requests the Planning Commission to provide a recommendation on the matter, with a final review and decision to be made by City Council at their July 17, 2018, meeting.

Background:

The Planning Division recently undertook a review of the City’s River Corridor Development Ordinance, as well as the boundaries of the River Corridor, downtown area, and historic overlay districts to determine a) changes to the current development review process for River Corridor applications; and b) changes to the current boundaries of the River Corridor, downtown area, and historical areas.

The current River Corridor map and ordinance have been in effect for over twenty years. Staff’s research has determined that several changes should be made to ensure efficiency and clarity for customers and a clear, simplified approval process for these areas of the City. Staff also believes that these changes will assist in the creation of design standards in the future to ensure appropriate design and long-term growth potential of these areas.

Map Changes and New Districts:

The current River Corridor overlay boundary requires revisions to better reflect current development trends, as well as the establishment of new Downtown and Cultural Overlay Districts which act as separate and distinct development areas. The current River Corridor Map includes Downtown San Angelo and parts of the Old Town District which encompass the San Angelo Museum of Fine Arts. Staff considers that these areas serve as their own districts and propose removing them from the River Corridor. The new River Corridor Map has been reconfigured, following the river line and encompassing adjacent properties. This will ensure that properties abutting the river from the western to the eastern city limits are subject to higher design standards, but excluding those areas not adjacent to or visible from the river. The new Cultural District incorporates Fort Concho, Santa Fe Crossing, and a series of art studios and historical buildings into a single district to reflect current activity in this area. The creation of this new Cultural District will facilitate the repeal of the existing Old Town District as it covers most of the same area. Finally, Staff believes that the creation of a new Downtown District will better reflect the actual urban core of the City, including the entire Central Business District (CBD) and surrounding urban areas where the City’s Comprehensive Plan recommends for future expansion of the CBD. This area includes a wide range of restaurants, bars, retail, commercial services, and professional offices.

New applications in these overlay districts would continue to be subject to the River Corridor Master Development Plan guidelines until a comprehensive set of design standards are incorporated into the Zoning Ordinance for each of these districts. Historical buildings would continue to require a Certificate of Appropriateness as per Section 211 of the Zoning Ordinance.

Attachments:

- Proposed Text Amendment
- Overall Map
- River Corridor District Overlay Zone Map
- Downtown District Overlay Zone Map
- Cultural District Overlay Zone District Map

Sec. 211. Historic Overlay Zone

A. Purpose. The Historic Overlay Zone provides additional regulations that supplement the underlying base district regulations for the purpose of preserving historic landmarks and districts.

B. Procedure for Designation of Landmark or District. Designation of historic landmarks or districts is accomplished by encompassing each such landmark or district within a Historic Overlay Zone by amendment to the Official Zoning Map for the City. Such an amendment must be approved by ordinance of City Council, following a public hearing and recommendation by the Design and Historic Review Commission, who shall act in this matter in place of the Planning Commission. The procedures of [Section 213](#) regarding amendments to the Official Zoning Map shall apply, with delegation of the Planning Commission's duties and responsibilities to the Design and Historic Review Commission, and using criteria set forth in subsections C and D below.

C. Criteria for Designation of Historic Landmarks. A Historic Landmark may be designated through application of the Historic Overlay Zone if it:

1. possesses significance in history, architecture, archaeology, or culture;
2. is associated with events that have made a significant contribution to the broad patterns of local, regional, state, or national history;
3. is associated with the lives of persons significant in our past;
4. embodies the distinctive characteristics of a type, period, or method of construction;
5. represents the work of a master designer, builder, or craftsman;
6. represents an established and familiar visual feature of the city;
7. possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
8. has yielded, or may be likely to yield, information important in prehistory or history.

D. Criteria for Designation of Historic Districts. A Historic District may be designated through application of the Historic Overlay Zone if it:

1. Contains properties and an environmental setting that meet one or more of the criteria for designation of an historic landmark; and
2. Constitutes a distinct section of the city.

E. Certificate of Appropriateness Required for Alteration or New Construction. No person shall carry out any exterior new construction, reconstruction, alteration, restoration, any exterior new rehabilitation, including any addition to or expansion of an existing building, or relocation of any historic landmark or on any property within a historic district without a Certificate of Appropriateness. Nor shall any person make any material change in the light fixtures, signs, sidewalks, fences, steps, paving, building exteriors or other exterior elements in a district or to a landmark, visible from a public right-of-way in that district or landmark, which affect the appearance and cohesiveness of any historic landmark or any property within the historic district without obtaining a Certificate of Appropriateness from the Design and Historic Review Commission.

F. Certificate of Appropriateness Required for Demolition. A permit for the demolition of a historic landmark or property within a historic district, including secondary buildings and landscape features, shall not be granted by the Building Official, without the review of a completed application for a Certificate of Appropriateness approved by the Design and Historic Review Commission, as provided for above.

G. Certificate of Appropriateness Application Procedure

1. Prior to the commencement of any work requiring a Certificate of Appropriateness, the owner shall file an application for such a certificate with the Planning Director or designee. The application shall contain:

- a. Name, address, telephone number of applicant, detailed description of proposed work.
- b. Location and current photograph of the property and adjacent properties and historical photographs, if available.
- c. Elevation drawings of the proposed changes, if available.
- d. Samples or description of materials to be used.
- e. If the proposal includes signs or lettering, a scale drawing showing the type of lettering to be used, all dimensions and colors, a description of materials to be used, method of illumination (if any), and a plan showing the sign's location on the property.
- f. Any other information which the Planning Director or designee may deem necessary in order to visualize the proposed work.
- g. Elevation drawings of the proposed changes.
- h. Samples of materials to be used.

2. No building permit shall be issued for such proposed work until a Certificate of Appropriateness has first been issued by the Design and Historic Review Commission. The Certificate of Appropriateness required by this

section shall be in addition to, and not in lieu of, any permit for building or other construction-related activity that may be required by any other City ordinance.

3. ~~The Design and Historic Review Commission shall review the application at a regularly scheduled meeting within forty five (45) days from the date the application is received, at which time an opportunity will be provided for the applicant to be heard. The Commission shall **and** take one of the following actions on the permit: approve, approve with modifications, or deny the application. In the event the Commission does not act within ninety (90) days of the receipt of the application, the Certificate of Appropriateness shall be deemed to have been approved.~~

4. All decisions of the Design and Historic Review Commission shall be in writing. The Commission's decision shall state its findings pertaining to the approval, denial, or modification of the application. A copy shall be sent to the applicant. ~~Additional copies shall be filed as part of the public record on that property and dispersed to the Planning Division and the Permits Division.~~

H. Criteria for Approval of a Certificate of Appropriateness. Approval of applications for Certificates of Appropriateness shall be determined by the Design and Historic Review Commission, following a public hearing on the matter. In considering an application for a Certificate of Appropriateness, the Commission shall be guided by any specific design guidelines adopted for a particular district or landmark, and where applicable, the following from The Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings:

1. Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure, object, or site and its environment.

2. The distinguishing original qualities or character of a building, structure, object, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

3. All buildings, structures, objects, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.

4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, object, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object, or site shall be kept where possible.

6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should reflect the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials should not be undertaken.
8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.
9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
10. Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.

I. Economic Hardship Application Procedure

1. After receiving written notification from the Design and Historic Review Commission of the denial of a Certificate of Appropriateness, an applicant may commence the hardship process; or, this process may be simultaneous with the original Certificate of Appropriateness application procedure. No building permit or demolition permit shall be issued, unless the Commission makes a finding that hardship exists.
2. When a claim of economic hardship is made, due to the effect of this ordinance, the owner must prove that:
 - a. the property is incapable of earning a reasonable return, regardless of whether that return represents the most profitable return possible;
 - b. the property cannot be adapted for any other use, whether by the current owner or by a purchaser, which would result in a reasonable return; and
 - c. efforts to find a purchaser interested in acquiring the property and preserving it have failed.

3. The applicant shall consult in good faith with the Commission, local preservation groups and interested parties in a diligent effort to seek an alternative that will result in preservation of the property. Such efforts must be shown to the Commission.

4. The Commission shall hold a public hearing on the application within sixty (60) days from the date the application is received by the Planning Director ~~preservation officer~~. Following the hearing, the Commission has thirty (30) days in which to prepare a written recommendation to the building official. ~~In the event that the Commission does not act within ninety (90) days of the receipt of the application, a permit may be granted.~~

5. All decisions of the Commission shall be in writing. A copy shall be sent to the applicant by mail and a copy filed with the Planning Department ~~Division and the Permits Division~~. The Commission's decision shall state the reasons for granting or denying the hardship application.

J. Appeal. An applicant for a Certificate of Appropriateness dissatisfied with the action of the Commission relating to the issuance or denial of a Certificate of Appropriateness shall have the right to appeal to the City Council within thirty (30) days after receipt of notification of such action. The City Council shall give notice, follow publication procedure, hold hearings, and make its decision in the same manner and according to the same procedures as provided in Section 212 of Chapter 12, Exhibit A "Zoning Ordinance," of the Code of Ordinances of the City of San Angelo, except that review and public hearing by the Planning Commission shall not be necessary.

K. Enforcement. All work performed pursuant to a Certificate of Appropriateness issued under this Zoning Ordinance shall conform to any requirements included therein. It shall be the duty of the Building Official or his/her designee to inspect periodically any such work to assure compliance. In the event work is not being performed in accordance with the Certificate of Appropriateness, or upon notification of such fact by the Design and Historic Review Commission and verification by the Building Official, the Building Official shall issue a stop work order and all work shall immediately cease. No further work shall be undertaken on the project as long as a stop work order is in effect.

Sec. 308. HO (Historic Overlay Zone)

A. Purpose. The City Council has declared that as a matter of public policy, the protection, enhancement, and perpetuation of landmarks or districts of historical and cultural importance and significance is necessary to promote the economic, cultural, educational, and general welfare of the public. It is recognized that San Angelo represents that unique confluence of time and place that shaped the identity of generations of citizens, collectively and individually, and produced significant historic, architectural and cultural resources that constitute their heritage. This overlay zone is intended for the following purposes.

1. Protect and enhance the landmarks and districts which represent distinctive elements of San Angelo's historic, architectural, and cultural heritage.

2. Foster civic pride in the accomplishments of the past.
3. Protect and enhance San Angelo's attractiveness to visitors and the support and stimulus to the economy thereby provided.
4. Insure the harmonious, orderly, and efficient growth and development of the city.
5. Promote economic prosperity and welfare of the community by encouraging the use of such property within the city.
6. Encourage stabilization, restoration, and improvements of such properties and their values.

B. Establishment. Historic Overlay Zones may be established to preserve and encompass districts and landmarks. Historic Overlay Zones shall be applicable in all zoning districts, or portions thereof. Boundaries of the zone for individual sites or landmarks shall be aligned with recorded property lines, where feasible. Boundaries for districts shall be aligned with right-of-way lines, property lines, or other identifiable natural or man-made divisions. Allowed use of all property included in the Historic Overlay Zone shall continue to be governed by the base zoning district and all regulations pertaining thereto.

C. Designation of Historic Landmarks and Districts. Designation of overlay zones for historic landmarks and districts, and any activity thereon as defined in Section 211, shall follow the procedures set forth in Sec. 211.

~~D. Certificate of Appropriateness Required~~

~~1. A Certificate of Appropriateness shall be required for any of the following actions undertaken on any property within a Historic Overlay Zone.~~

~~a. Construction of a new building.~~

~~b. Addition to or expansion of an existing building.~~

~~c. Any material alteration, reconstruction, restoration or rehabilitation of exterior features on any existing building.~~

~~d. Relocation of an existing building to or from any property in any Historic Overlay Zone.~~

~~2. A permit for the demolition of an historic landmark or any building on any property within an historic district, including secondary (accessory) buildings, shall not be granted by the Building Official without the approval of a completed application for a Certificate of Appropriateness, as set forth in Sec. 211.~~

D. Ordinary Maintenance. Nothing in this Zoning Ordinance shall be construed to prevent the ordinary maintenance and repair of any exterior architectural feature of a landmark or property within any Historic Overlay Zone, that does not involve a change in design, material, or outward appearance. In-kind replacement or repair shall be considered ordinary maintenance.

E. Demolition by Neglect. No owner or person with an interest in real property designated as a landmark or included within an historic district shall permit the property to fall into a serious state of disrepair so as to result in the deterioration of any exterior architectural feature which would, in the judgment of the Design and Historic Review Commission, produce a detrimental effect upon the character of the historic district as a whole or the life and character of the property itself. Examples of such deterioration shall include the following.

1. Deterioration of exterior walls or other vertical supports.
2. Deterioration of roofs or other horizontal members.
3. Deterioration of exterior chimneys.
4. Deterioration or crumbling stucco or mortar.
5. Ineffective waterproofing of exterior walls, roof, or foundations, including broken windows or doors.
6. Deterioration of any feature so as to create a hazardous condition which could lead to the claim that demolition is necessary for the public safety.

Sec. 309. River Corridor District Overlay Zone

A. Purpose. The protection, enhancement, and perpetuation of districts of historical and cultural importance and significance is necessary to promote the economic, cultural, and educational welfare of the public. The River Corridor District Overlay will limit the impacts of development and give special consideration to the land along Concho River banks and adjacent properties. The River Corridor District Overlay will help to protect the City's natural resources by including heightened design standards and allowances associated with specific uses. The River Corridor District Overlay is intended to:

1. Protect and enhance the properties which represent distinctive elements of San Angelo's historic, architectural, and cultural heritage.
2. Foster community pride in the accomplishments of the past, present, and future.

3. Protect and enhance San Angelo's attractiveness to visitors and thereby provide stimulus to the economy.
 4. Encourage stabilization, restoration, and improvements of properties in the District and their values.
- B. Establishment. The River Corridor Overlay Zone shall be applicable in all zoning districts, or portions thereof. The boundaries for the district shall be aligned with right-of-way lines, property lines, or other identifiable natural or man-made divisions. Allowed use of all property included in the River Corridor Overlay Zone shall continue to be governed by the base zoning district and all regulations pertaining thereto.
- C. Procedures for Review within the River Corridor District Overlay. Review of applications within the River Corridor District Overlay shall follow the procedures set forth in Section 212.
- D. Boundary Map. The boundaries of the Cultural District Overlay Zone are depicted on the "River Corridor District Overlay Zone Map" maintained in the Planning Department.

Sec. 310. Downtown District Overlay Zone

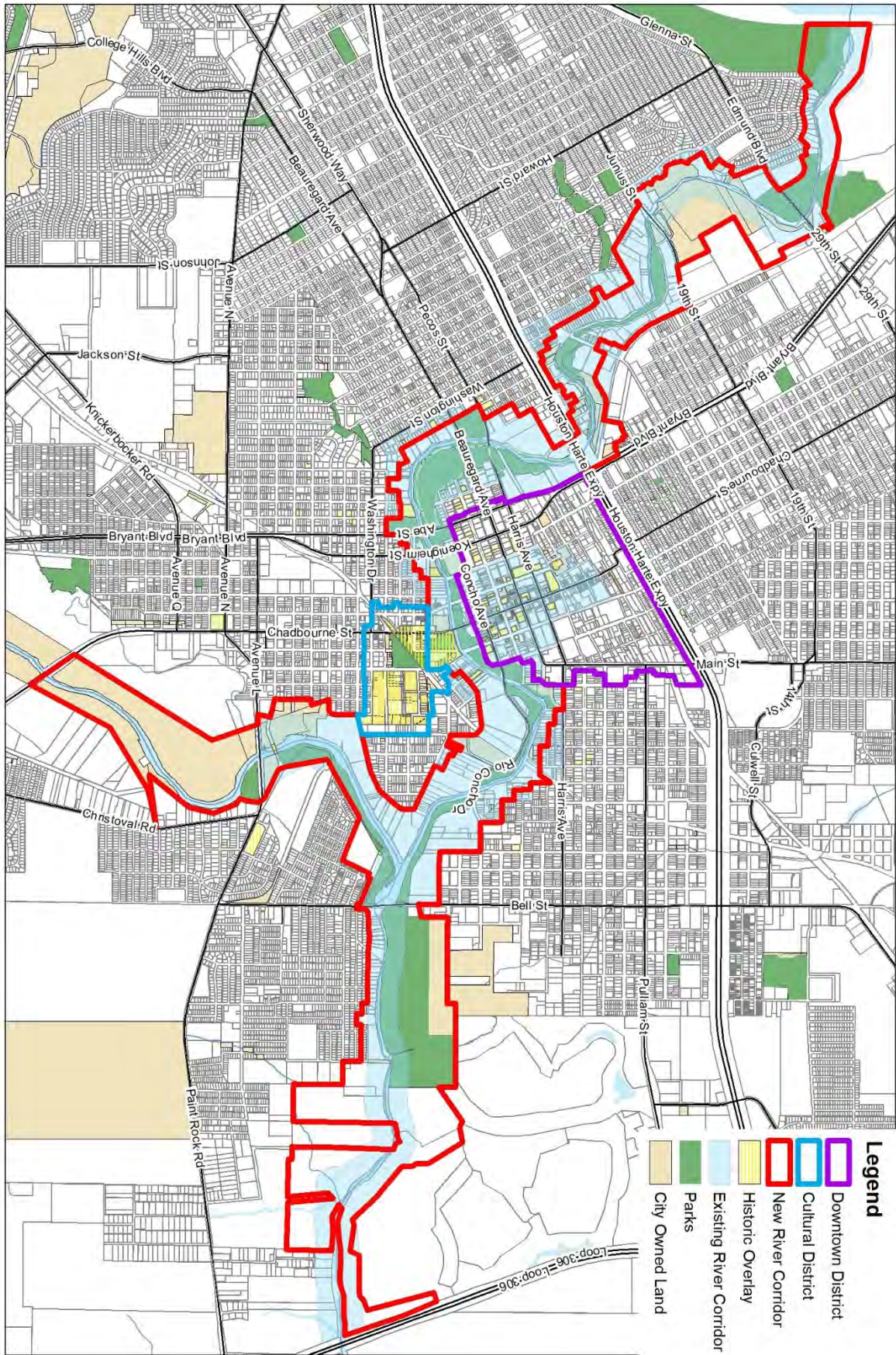
- A. Purpose. The San Angelo City Council intends to reinforce Downtown San Angelo as the principal commercial service and cultural center of the City. It is recognized that Downtown San Angelo represents that unique confluence of individuals and businesses that has shaped the identity of this district. As a result, City Council hereby recognizes the Downtown District Overlay as an area to be enhanced through quality design standards and preserved through the protection of historical and cultural resources. This overlay zone is intended to:
1. Protect and enhance the historical landmarks and districts located Downtown that are representative of the City's architectural, historical, and cultural heritage through appropriate design standards.
 2. Promote economic prosperity of the Downtown by encouraging the use of such property and associated improvements.
 3. Encourage redevelopment of a mixture of uses, neighborhood services, and amenities Downtown to conserve its long term viability and success.
 4. Protect and enhance the area's attractiveness to visitors through ensuring new development and redevelopment is consistent with the Downtown District Overlay Zone standards.

- B. Establishment. The Downtown District Overlay Zone shall be applicable in all zoning districts, or portions thereof. Boundaries shall be aligned with right-of-way lines, property lines, or other identifiable natural or man-made divisions, where feasible. Allowed use of all property included in the Downtown District Overlay Zone shall continue to be governed by the base zoning district and all regulations pertaining thereto.
- C. Designation of Historic Landmarks and Districts. Review of applications within the Downtown District Overlay Zone shall follow the procedures set forth in Section 212.
- D. Boundary Map. The boundaries of the Downtown District Overlay Zone are depicted on the "Downtown District Overlay Zone Map" maintained in the Planning Department.

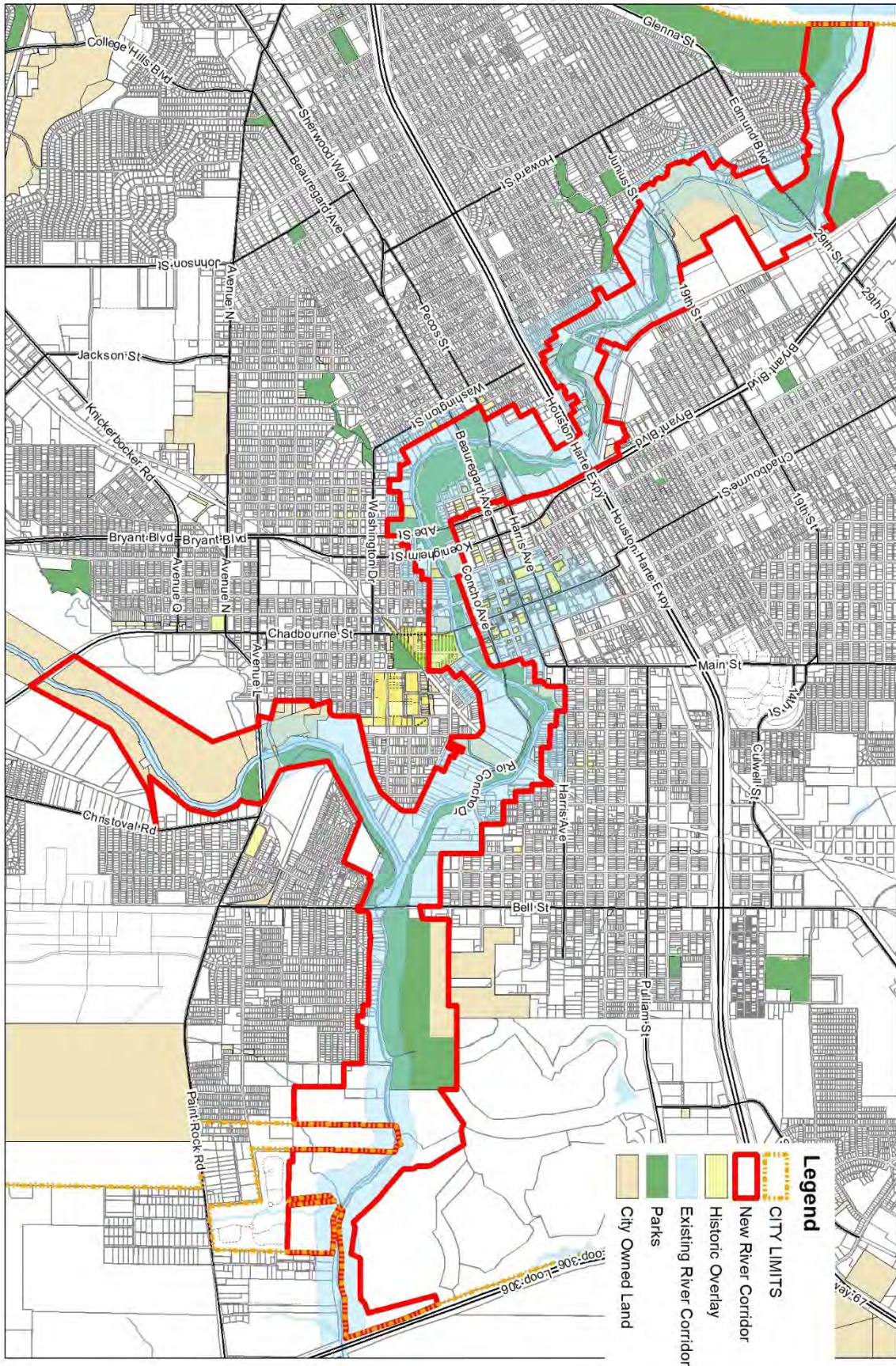
Sec. 311. Cultural District Overlay Zone

- A. Purpose. The City Council has declared that as a matter of public policy, the protection, enhancement, and perpetuation of districts of cultural importance and significance are necessary to promote the economic, cultural, educational, and general welfare of the public. It is recognized that San Angelo represents that unique confluence of time and place that shaped the identity of generations of citizens, collectively and individually, and produced significant historic, architectural and cultural resources that constitute their heritage. This overlay zone is intended for the following purposes.
 - 1. Protect the cultural areas which represent distinctive elements of San Angelo's historic, architectural, and artistic heritage.
 - 2. Nurture the preservation of cultural landmarks in the area.
 - 3. Enhance the district's attractiveness to visitors and promote stimulus to the economy.
- B. Establishment. The Cultural District Overlay Zone shall be applicable in all zoning districts, or portions thereof. The boundaries for the district shall be aligned with right-of-way lines, property lines, or other identifiable natural or man-made divisions. Allowed use of all property included in the Cultural District Overlay Zone shall continue to be governed by the base zoning district and all regulations pertaining thereto.
- C. Procedures for Review within the Cultural District. Review of applications within the River Corridor District Overlay shall follow the procedures set forth in Section 212.
- D. Boundary Map. The boundaries of the Cultural District Overlay Zone are depicted on the "Downtown District Overlay Zone Map" maintained in the Planning Department.

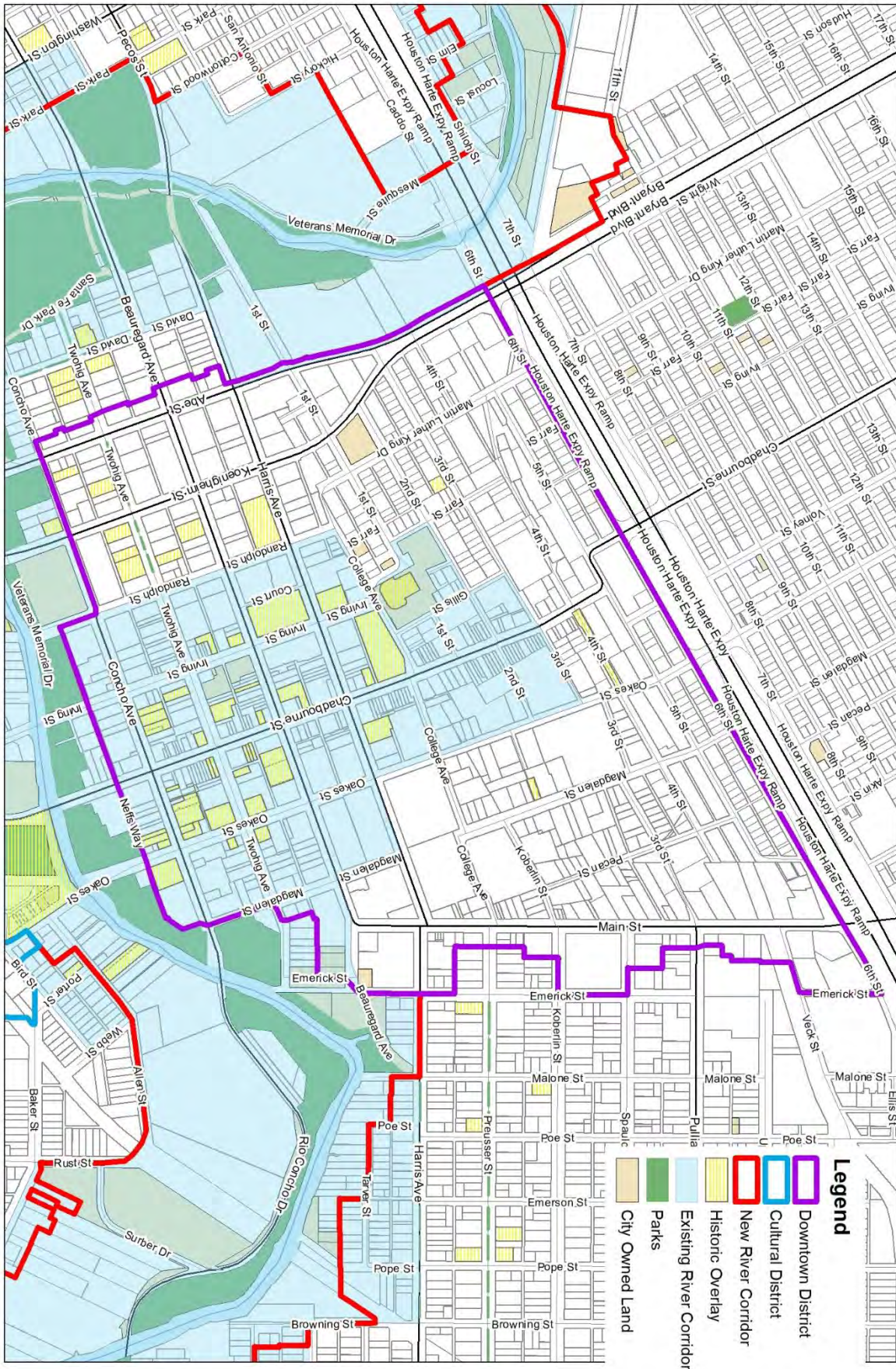
Overall Map



River Corridor Overlay Map



Downtown District Overlay Map



Cultural District Overlay Map

